



Denbury

5x 2x

ENERGY
RATING
C69

- Video Walk-through Available
- Versatile Detached Chalet Bungalow
- 5 Bedrooms & 2 Bathrooms
- Good-Sized Lounge
- Spacious Kitchen/Diner & Utility
- Driveway & Car Port
- Front & Rear Gardens
- Popular Village Location
- Lovely Home
- Early Viewings Recommended

Guide Price:
£500,000
FREEHOLD



16 Woodland Road, Denbury, Newton Abbot, TQ12 6DY

A superb detached chalet bungalow offering extensive a versatile accommodation which has been skilfully enlarged and remodelled in recent years. Occupying a level enclosed plot with private lawn and patio garden at the rear, the property has a brick paved driveway at the front and an attached carport at the side providing plenty of parking.

The highly regarded and much sought-after village of Denbury supports an active community lead lifestyle choice with several clubs and societies. Within a level walk is the local church primary school and the popular Union Inn public house. The market town of Newton Abbot, with its excellent range of shops restaurants, businesses, and railway station, is around 4 miles' drive.

The Accommodation:

Stepping inside, an enclosed porch has a stable door opening through to the main reception hallway which is particularly impressive being part double height with first floor galleried landing overlooking it, and natural light provided by a Velux roof window. Off the hall are both a double door linen cupboard and a cloaks cupboard. Overlooking the front and enjoying an open rural view over the fields on the lower slopes of famous local landmark Denbury Down, is the well-proportioned lounge with wood burning stove. The hub of the living accommodation is the fabulous extended open plan dining / kitchen which has a part vaulted ceiling with exposed beams and feature glazing providing plenty of light, with doors opening to the rear garden. There is a separate plumbed laundry room with Belfast sink, with a separate WC with hand basin off. Also on the ground floor are 3 double bedrooms, one of which is currently providing a home office, and a family bathroom with white suite.

On the first floor are 2 further double bedrooms which are served by a Jack and Jill shower room with white suite including a basin and WC.

Outside:

Privately enclosed front and rear gardens mainly laid to lawn with patio and inset planting.

Parking:

Brick Pavia gated driveway and attached carport.

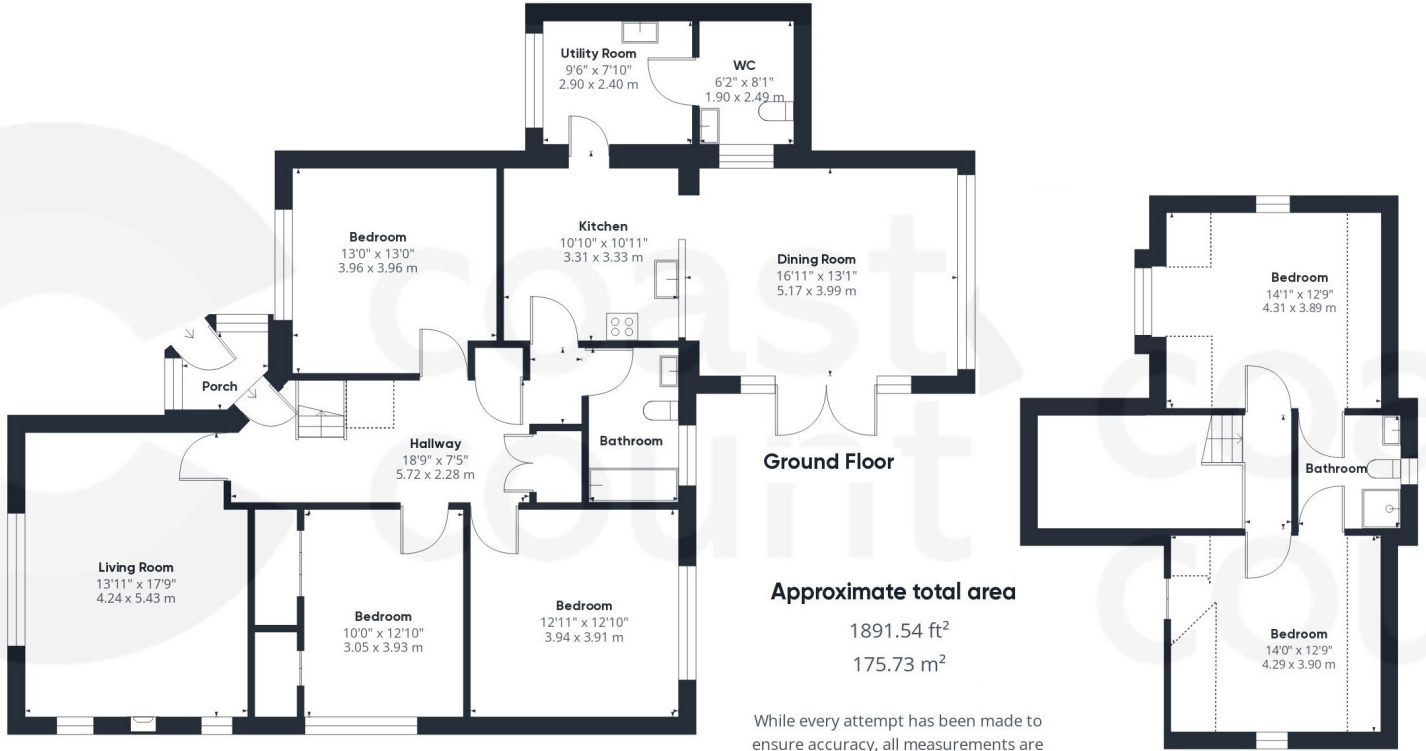
Store:

An enclosed store attached to the rear of the property for bikes lawn mower etc.

Directions:

From Newton Abbot take the A381 Totnes Road until you reach The Two Mile Oak public house where you should turn right. Follow road for over a mile and at the T junction turn left. Follow road to the center of the village and at the cross roads turn left Follow this road for about 500 meters and the property will be found on the right.





Approximate total area

1891.54 ft²
175.73 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

It is not permissible to keep a caravan/motorhome on the property.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.