



## Denbury

4x 1x

ENERGY  
RATING  
C73

- Video Walk-through Available
- Smart Semi-Detached House
- 4 Bedrooms
- Spacious Lounge & Conservatory
- Modern Kitchen/Diner
- Useful Store and Home Office
- Front & Rear Gardens
- Driveway Parking
- Nearly Level Plot
- Highly-Regarded Village

**Guide Price:**  
**£400,000**  
FREEHOLD

15 Moorland Avenue, Denbury, Newton Abbot, TQ12 6EU



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 15 Moorland Avenue, Denbury, Newton Abbot, TQ12 6EU

A very well presented four-bedroom semi-detached property set on the fringes of the superb village of Denbury, which offers an excellent primary school, a family-run public house, bus route to Newton Abbot and excellent local walks and sports facilities. Offering off-road parking, excellent storage and a superb rear garden with far-reaching rural views from a level plot, this is a family home worthy of an early viewing.

### The Accommodation:

The entrance hallway has neutral décor, a storage cupboard and cloaks/WC with staircase leading to the first floor. The lounge is of a very good size with arch opening to a large and recently fitted kitchen/diner across the rear of the property. The kitchen is contemporary in style with white cabinets and a grey tiled floor, offers an excellent amount of worktop space and storage, and features a wall-mounted electric oven and built in gas hob. From the back of the kitchen is a separate utility room, with access to the side path and rear garden. From the dining end there is direct access the conservatory which is double glazed with a Perspex roof and tiled floor.

Upstairs there are four bedrooms; three are good sized double bedrooms and the fourth a good sized single. The three double rooms all have built in wardrobes and the second and fourth rooms enjoy superb views across rolling countryside towards the moors. The master bedroom is an excellent size and has ample space to install an en-suite, subject to usual consents, if a buyer so wished. Completing the first floor is a fully-tiled family bathroom with shower above the bath. There is also an airing cupboard accessed from the upstairs landing; something many properties lack.

### Outside:

The rear garden is an excellent sized level garden which is mostly laid to lawn with a central path and a stoned area to one side. The garage has been converted so that the rear is now a separate office with power and lighting with French doors giving direct access to the rear garden. The garage door still exists and is now used for storage.

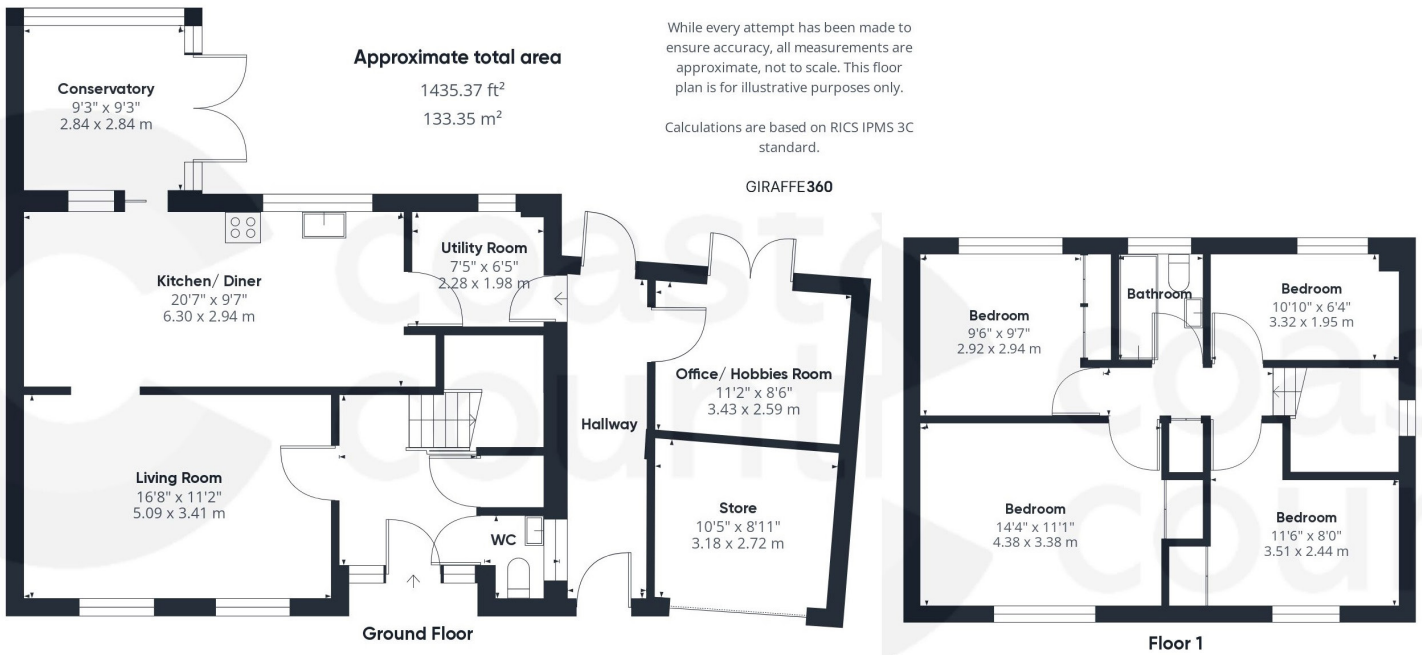
### Parking:

To the front is the driveway and a front lawn which could be converted to create more parking if desired.

### 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 right and continue along East Street for approx 300 yards then take the first left turning into Fairview Road. At the T-junction turn right into Moorland Avenue, the property can be found on the right.





**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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

Moorland Avenue is a private road and there may be a liability for contributions towards maintenance.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 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.