



Denbury

3x  2x 

ENERGY
RATING
D63

- Video Walk-through Available
- Spacious Detached Bungalow
- 3 Bedrooms
- Separate Lounge
- Modern Family Bathroom with Shower

- Living/Dining/Kitchen and Separate Utility
- Gated Driveway and Single Garage
- Corner Plot Gardens
- Cul-de-sac Position
- Sought-After Village Location

Guide Price:
OIEO £475,000
FREEHOLD

3 Orchard Close, Denbury, Newton Abbot, TQ12 6EA



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In the same ownership for over 30 years, this impressive detached bungalow offers a rare opportunity for buyers. Situated at the end of a small private cul-de-sac of other detached homes within the highly regarded village of Denbury, the property occupies a wonderful enclosed plot extending to some 0.22 acres. Accessed through a tall wrought iron gate onto its own smart tarmac driveway, the home has plenty of parking and an attached garage. The well-kept and privately enclosed gardens lie mainly to the rear and one side, are mostly laid to lawn and enjoy a lovely aspect towards Denbury Down.

The picturesque village of Denbury offers an ancient church, popular local inn/restaurant and primary school as well as a vibrant community with several clubs and societies. The well-served market town of Newton Abbot with its excellent road links and mainline railway station is around 3 miles drive away.

The Accommodation:

The accommodation has been expertly extended during the current owner's occupation, and is well presented. Potential to enlarge further is provided both at ground floor level and also a loft conversion, subject to obtaining all necessary consents and approvals. Currently the home is arranged with a spacious reception hallway with broom cupboard providing access to the principal accommodation. There are three good-sized bedrooms, one currently used as a home office. An extended bathroom with underfloor heating has a contemporary white suite including a bath, separate shower cabinet, floating WC with concealed cistern, and vanity basin. With a picture window overlooking the front and a feature decorative fireplace, is a cosy lounge. The real feature of the home is the magnificent kitchen/living/dining room which extends to some 34sqm. Flooded with light through double aspect glazing including doors to the garden and with a tiled floor and under floor heating throughout the room has space for both sitting furniture and a large dining suite. The kitchen area has a selection of cabinets, extensive worktops, an integrated eye level Neff oven and an inset hob. Completing the picture is an excellent plumbed laundry/boot room with back door and plenty of storage.

Parking:

Gated driveway for multiple vehicles and an attached garage.

Gardens:

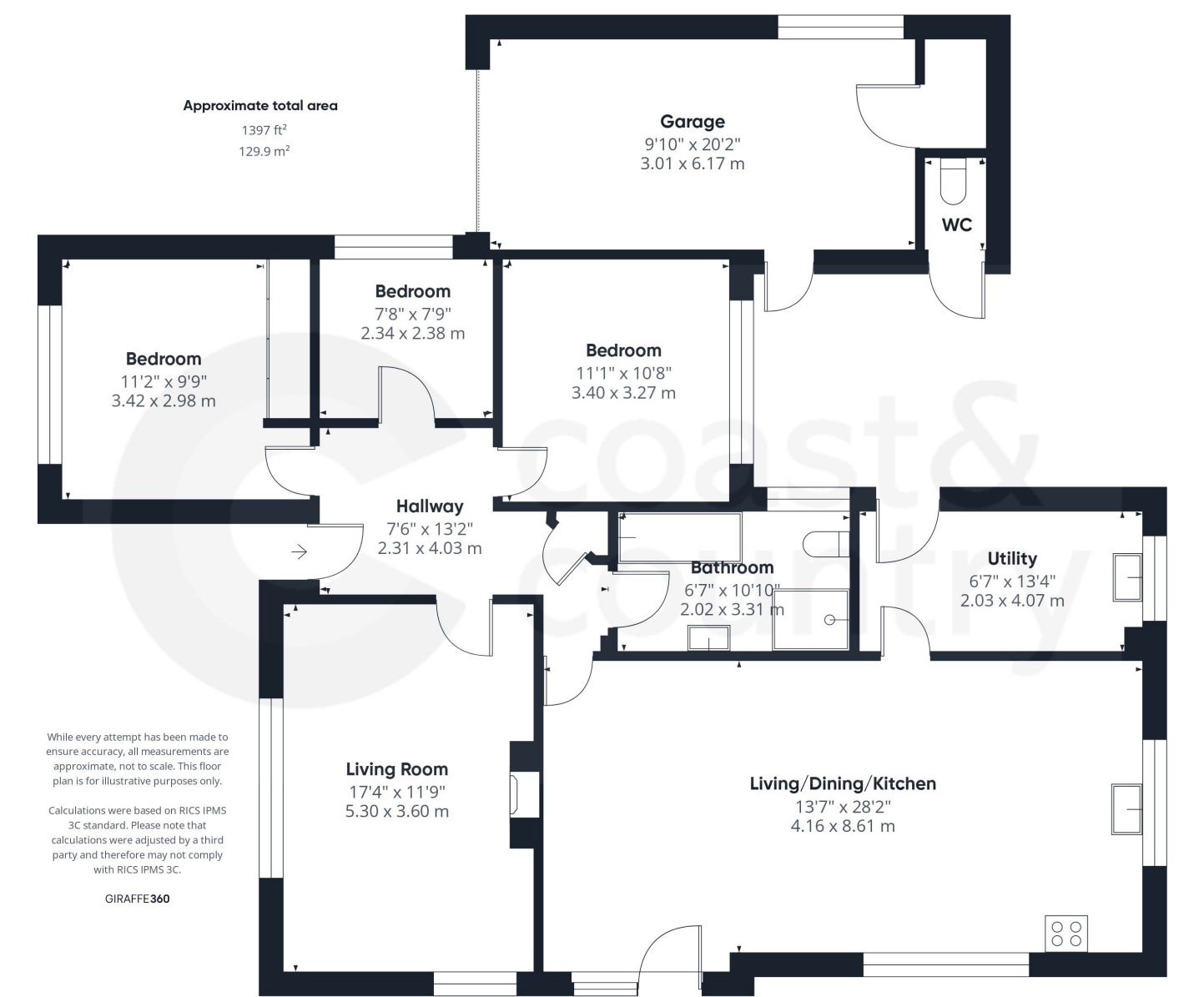
Lovely secluded gardens on three sides, all privately enclosed and mainly laid to lawn.

Directions:

From Newton Abbot take the A381 Totnes Road out of town towards Totnes. After approx 2 miles turn right at The Two Mile Oak public house. Follow the road to the very end and at the T junction turn left. Follow the road and take the second left in front of the Union Inn and strait over at the junction into Shute Lane. Orchard Close is off to the left hand side.



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Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains electricity. Mains drainage. Oil-fired central heating.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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 $\pm$ 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.