

SIMPLY GREEN

Heathfield
Road,
Denbury



SIMPLYGREEN
Estate Agents
FOR SALE
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Charming End Of Terrace Cottage

Large Lounge - Dining Room

Fitted Kitchen & Utility Room

Downstairs Bathroom

Two Bedrooms

Driveway Parking

Garage/Workshop

Storage Shed & Chicken House

Large Level Garden

Freehold / Council Tax Band C



First sold in 1866 for £28.00, this charming Cottage is full of character. The property is set on the end of a row of 3 Cottages in the delightful village of Denbury and is situated on a level, generously sized plot.

Externally there is a driveway with parking for two cars, single garage with workshop area, stone built storage shed, stone built chicken house and large level garden.

The accommodation comprises two bedrooms, a character lounge with dining area, a fitted kitchen, utility room and a family bathroom.

An internal viewing is highly recommended!

Denbury is a highly sought after and popular village with a public house, outreach post office, primary school and Church.

The market town of Newton Abbot is within easy reach and offers a good range of facilities and amenities including local and independent shops, superstores, primary and secondary schools, a hospital, a leisure centre, and a rail station on the London / Paddington to Plymouth main line together with dual carriageway access to Exeter and the motorway network beyond.

Accommodation:

A wooden glazed front door opens into the entrance porch with a storage cupboard housing the combination Boiler. A further glazed wooden door opens into the living - dining room.

Full of character the lounge - dining room has stone walls and tiled floor. A great feature Inglenook Fireplace with an open fire is the focal point of the room and ideal for the winter months. The beamed ceiling adds to the character and next to the wooden double glazed window is the dining area with space for a table and chairs.

The kitchen has a tiled floor and is fitted with a range of floor units with wood effect worktops and tiled upstands. Included is a free standing Electric cooker and hob and a stainless steel sink. There is space for an under counter fridge.

An open doorway leads into the small utility room with space and plumbing for a washing machine, storage cupboards, shelving and a window.

A wooden door opens into the family bathroom comprising; white bath with shower over and glass screen, a vanity hand basin with storage cupboards and a low level W.C and a stained glass window, The back door opens into the rear wooden lean to porch with a paved floor. This offers plenty of storage and has 3 windows and a glazed door to the rear garden.

First Floor accommodation:

A door opens to the carpeted staircase rising up to the landing with a window providing natural light.

Bedroom one is a large double bedroom with a feature focal fireplace. There is plenty of space for all your bedroom furniture and a window to the front. Wooden floorboards complete the characterful room.

Bedroom two is a single bedroom with a small window, built in wardrobe Wooden storage shelf and the loft hatch. The loft has some loose laid boards for storage.

Outside:

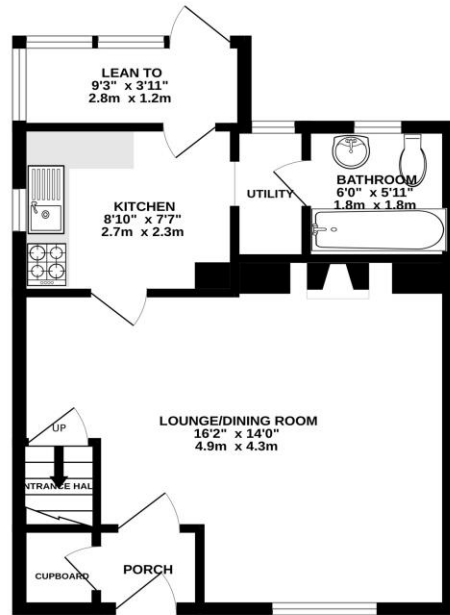
Unusually for Cottages in Denbury, the property benefits from a driveway providing parking for 2 vehicles leading up to a large stone built Garage/Workshop with electrics, loft storage and a side door. Adjoining the garage is a stone built storage shed. The rear garden is a large level garden, mainly laid to lawn with a paved pathway and bordered to one side with fruit trees. The rear of the garden is home to the chickens with a chicken house and run. Next to this is a hardstanding area ideal for entertaining and outside catering.

Viewings:

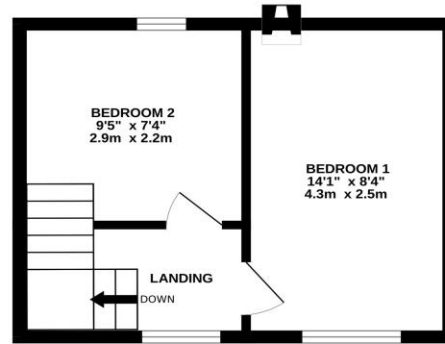
To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC: D

COUNCIL TAX BAND: C

TENURE:
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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