



## Denbury

2x  1x 

ENERGY RATING C74

- Video Walk-through Available
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Modern Open Plan Living Space
- Lounge with Wood Burner

- Contemporary Kitchen With Breakfast Bar
- Family Bathroom
- Front & Rear Gardens
- Ample Driveway Parking
- Sought-After Village Location

**Guide Price:**  
**£300,000**  
FREEHOLD

# 9 West End Terrace, Denbury, Newton Abbot, TQ12 6DS



1000s of homes sold in Teignbridge

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

## 9 West End Terrace, Denbury, Newton Abbot, TQ12 6DS

A beautifully presented and modernised two-bedroom semi-detached bungalow, perfectly situated for an excellent lifestyle within the charming village of Denbury. This home offers exceptional living spaces, ideal for comfortable daily life and entertaining.

Located in the sought-after village of Denbury, the property has a three-year Devon rule and benefits from excellent local amenities, including village pub, schools, village hall and recreational facilities. Commuters will appreciate the easy access to the A380, connecting to Torbay, Exeter, and the M5 motorway, as well as convenient access to Newton Abbot.

### The Accommodation:

The entrance welcomes straight into the open plan kitchen/dining/living room, thoughtfully designed for relaxation and social gatherings. The heart of the home is the contemporary kitchen, appointed with an individual dark grey wall and base units, rolled edge work surfaces and integrated appliances including dishwasher, fridge, freezer, oven and hob. There is also plumbing for a washing machine. The inner hallway provides access to the well-proportioned bedrooms. Bedroom one features a uPVC double-glazed window overlooking the rear and is a large double, while bedroom two enjoys a uPVC double-glazed window and is a smaller double. The property benefits from a superb, modern bathroom, boasting a shower above the bath, WC, wash basin, heated towel rail and stylish tiled walls and flooring. Whilst the property has a gas combi boiler the vendors have installed modern electric radiators throughout as their preferred method of heating the home, along with a log burner in the lounge.

### Parking:

A driveway to the front provides generous off-road parking.

### Gardens:

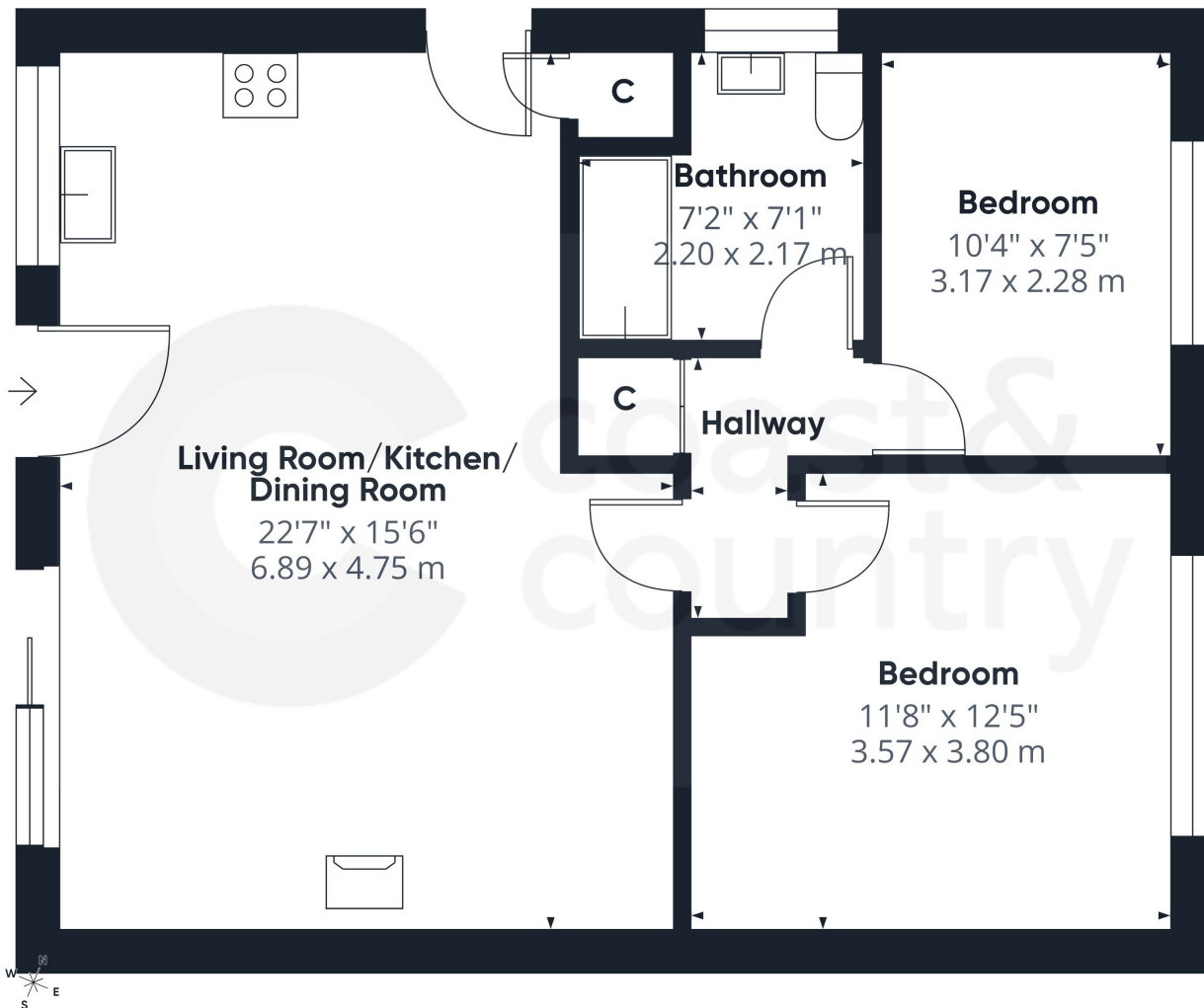
Externally, the property offers a lawned garden to the front. A double wooden gate to the driveway and path at the side lead to the rear garden. The rear garden features brick retaining walls with a gravel border, steps leading to a lawned area and a large timber-summerhouse/shed, an ideal spot for enjoying the sun. Fencing to the boundaries ensures privacy.

### 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 centre of the village and at the crossroads turn left onto West Street. Follow this road past the primary school. Turn Left at the village hall into Heathfield Road and then turn right into West End Terrace. Property can be found at the end of the road on the lefthand side.



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Approximate total area  
620 ft<sup>2</sup>  
57.5 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years immediately prior to the purchase.

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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  $\pm$  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.