



Denbury

5x  1x 

ENERGY
RATING
D55

- Video Walk-through Available
- Individual Detached House
- 5 Bedrooms
- Living Room With Feature Fireplace
- Triple Aspect Kitchen/Diner
- Family Bathroom & Downstairs WC
- Utility Room
- Large Enclosed Garden
- Ample Parking & Garages
- Sought After Village Location

OIEO:
£650,000
FREEHOLD

Horsehills, East Street, Denbury, Newton Abbot, TQ12 6DL



1000s of homes sold in Teignbridge

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

Horsehills, East Street, Denbury, Newton Abbot, TQ12 6DL

An individual detached house on a large level plot within the highly sought after village of Denbury. Dating from the 1970's and in the same ownership since new, the property has clearly been loved and cherished over the years but now does offer much potential for a degree of remodelling and modernisation allowing buyers the opportunity to finish their new home to their own tastes.

The pretty village of Denbury is located around 3 miles from the well served market town of Newton Abbot with its excellent range of shops, businesses, bars, restaurants, schools and mainline railway station. The village offers an active lifestyle opportunity with many clubs and societies. Within a short stroll of the property is the popular village inn, primary school and ancient church.

The Accommodation:

Stepping inside the accommodation feels roomy and enjoys plenty of natural light. The ground floor includes a central hallway with stairs to the first floor which provides access to a good-sized living room and a triple aspect kitchen/diner with comprehensive range of cabinets and plenty of space for a farmhouse sized table. A long rear hallway provides plenty of additional utility space, has a selection of storage cupboards and a useful separate WC off.

On the first floor the landing has a fitted linen cupboard and doors opening to 5 well-proportioned bedrooms and a family bathroom.

Parking:

Approached over a cattle grid and through a 5-bar gate the home's driveway leads around to the rear where extensive parking is provided and also access to both double and single garages attached to the side of the house.

Gardens:

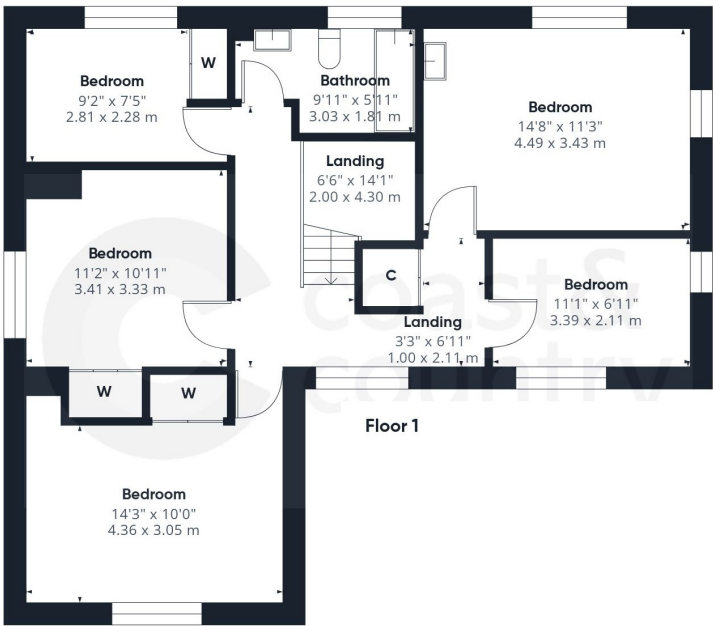
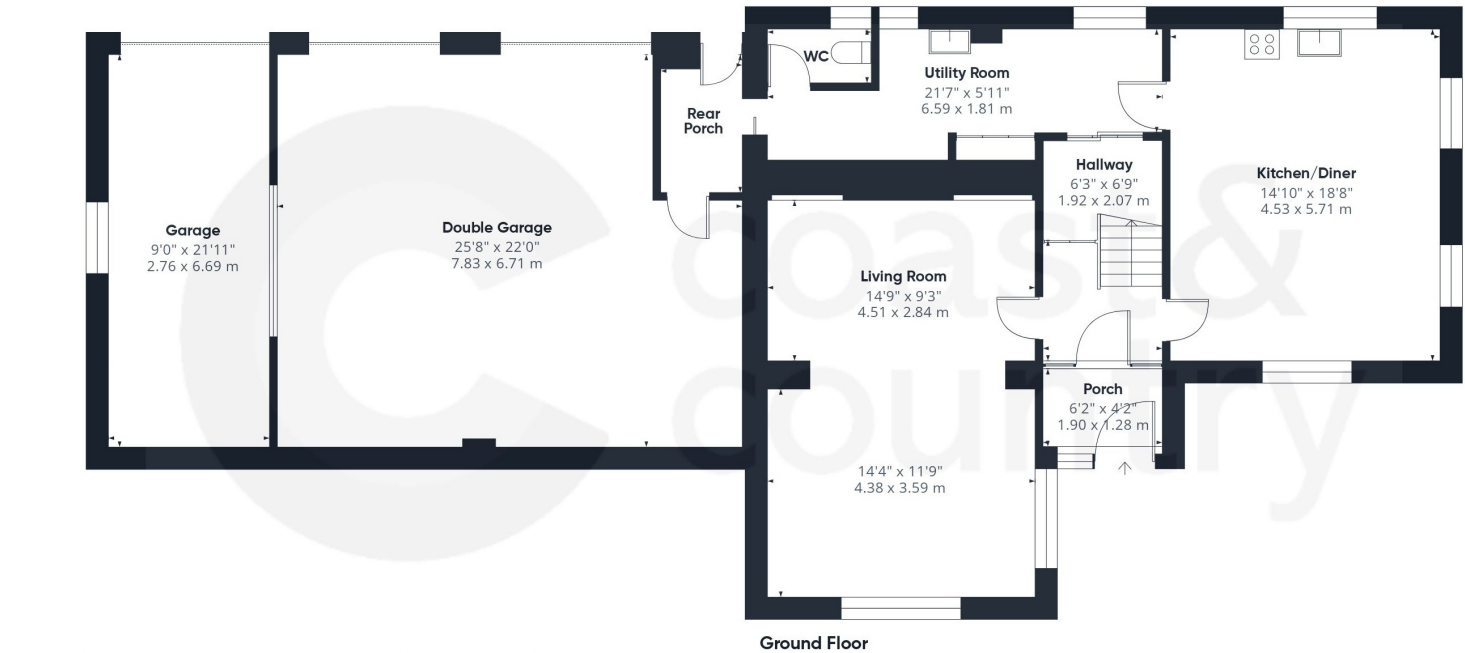
The mature gardens are mainly laid to lawn, fully enclosed and offer a high level of privacy. In total the plot extends to some 0.35 of an acre and overlooks horticultural land at one side and the rear.

Directions:

From Newton Abbot take the A381 Totnes Road towards Newton Abbot. When you reach the cross with the Two Mile Oak public house on the right turn right and follow the road for just over a mile. At the T junction turn left and follow the road into the village passing the tall stone wall on the right and pub on the left. At the cross roads in the centre of the village where the war memorial is turn right into East Street and the property will be found along on the right hand side.



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Approximate total area
2408 ft²
223.7 m²

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 F

Tenure: Freehold

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

The neighbouring property will have a right of way over the first part of the driveway to access the field at the rear of the property.

This sale transfers a portion of the current title numbered DN601372.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 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.