



37 East Street, Denbury

£375,000 Freehold

Virtual Walk-Through Available • Semi-Detached House • 3 Bedrooms • Entrance Hallway With Pine Ceiling • Bright Lounge/Diner • Well-Appointed Kitchen • Modern Shower Room • Private Level Garden With Patio • Substantial Driveway & Single Garage • Well-Established Village Location





This attractive three-bedroom semi-detached house offers a superb blend of classic Georgian-inspired 1970s architecture and practical family living. Set behind a pillared open porch, the property welcomes you with a sense of character and charm, complemented by a distinctive pine ceiling in the hallway that adds warmth and individuality. The home is thoughtfully designed to provide comfortable and versatile accommodation, featuring double glazing and gas central heating throughout for year-round comfort. The spacious layout is ideal for modern living, with a well-proportioned lounge and dining area that are perfect for entertaining or relaxing with family. The kitchen is functional and bright, offering ample storage and workspace for culinary enthusiasts.

Situated in a well-established residential area, the property enjoys a convenient location close to a range of local amenities. Nearby in Newton Abbot, you will find a selection of shops and supermarkets. The village has a highly regarded primary school, making this an excellent choice for families. The area benefits from excellent transport links, with easy access to main roads and public transport services connecting you to the wider region. The community is friendly and welcoming, with parks and green spaces nearby providing opportunities for leisure and recreation.

Accommodation

On the ground floor, the accommodation comprises a welcoming entrance hallway with its eye-catching pine ceiling, a generous lounge/diner with a large window allowing plenty of natural light and rear tilt and turn door to the rear garden. The kitchen is well-appointed, offering good storage and direct access to the rear of the property. A downstairs WC adds convenience for residents and visitors alike.

Upstairs, the property features three comfortable bedrooms, each with ample space for furnishings and storage with two of the bedrooms having built in storage. The principal bedroom is particularly spacious, while the additional bedrooms are ideal for children, guests, or a home office. The modern shower room is fitted with a step-in shower, wash basin, and WC, providing a fresh and contemporary environment for daily routines.

Garden

The rear garden is level and private which is mostly laid to lawn with a patio area directly off the kitchen, there are mature shrubs on the borders providing privacy.

Parking

Parking is a notable feature, with a long driveway providing off-road space for up to four vehicles, in addition to a large single garage equipped with lighting and power. This offers excellent potential for secure parking, storage, or workshop use, catering to a range of needs.

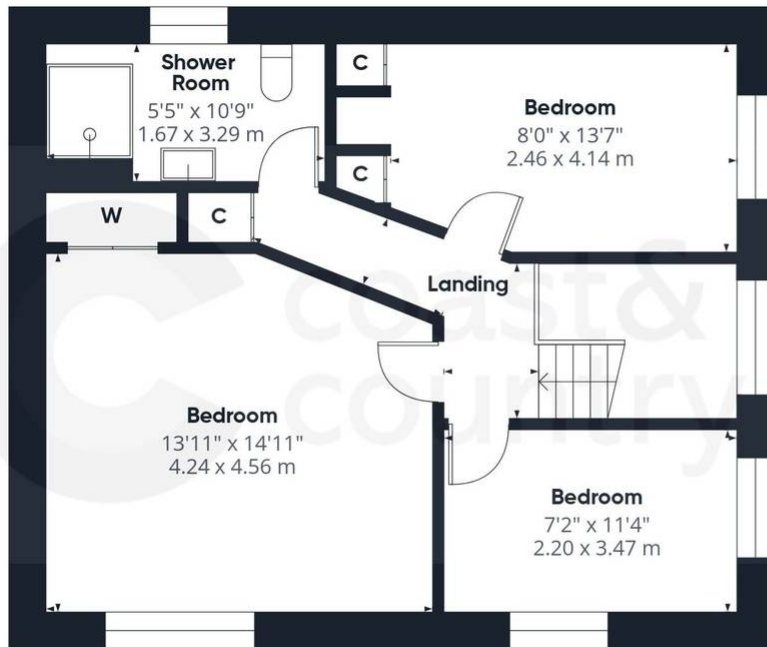
Agent's notes

Council Tax: Currently Band D

Tenure: Freehold

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

EPC Energy Efficiency Rating: C76



Floor 1 Building 1

Approximate total area

1319 ft²

122.6 m²

Reduced headroom

12 ft²

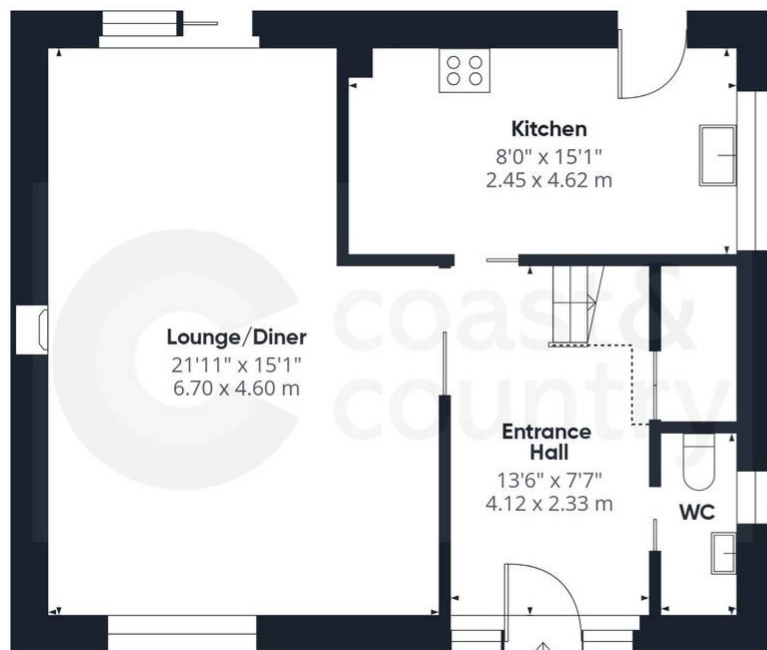
1.2 m²

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor Building 1



Ground Floor Building 2

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.