



## Denbury

3x  2x 

ENERGY RATING TBC

- Video Walk-through Available
- Stunning Detached Bungalow
- 3 Double Bedrooms (Principal En Suite)
- Open Plan Living/Dining Room
- Contemporary Kitchen
- Good-Sized Conservatory
- Secluded Corner Plot With Wrap Around Gardens
- Gated Drive And Double Garage
- Wonderful Village Location
- Open Views Over Countryside

**Guide Price:**  
**£550,000**  
FREEHOLD

# 8 Down View Road, Denbury, Newton Abbot, TQ12 6ER



1000s of homes sold in Teignbridge

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

## 8 Down View Road, Denbury, Newton Abbot, TQ12 6ER

An impressive, detached bungalow presented in first class order situated within the highly regarded and pretty village of Denbury. A credit to the current owners the property has much to offer such as an exclusive cul de sac position, wonderful secluded wraparound corner gardens, a gated driveway providing extensive parking, an integral double garage with remote electric door and some lovely views over nearby green fields and countryside.

The village offers a vibrant and active lifestyle opportunity for residents with many clubs and societies. There is a lovely inn/restaurant within a few hundred meters walk, an ancient and well attended church and a primary school. The market town of Newton Abbot with its excellent selection of shops, businesses, bars, restaurants and mainline railway station is around 3 miles drive.

### **The Accommodation:**

Stepping inside, the front door opens into a spacious reception hallway with replacement internal doors opening to most rooms and a good size double door broom/linen cupboard. A large double aspect L shaped lounge/diner has plenty of space for sitting and dining furniture, and has a contemporary, wall-mounted living flame gas fire and a patio door opening to the rear garden. The up to the minute kitchen has a selection of units on 4 sides and a comprehensive range of fully integrated appliances and a range style cooker. Internal bi-fold style doors open to a lovely conservatory enjoying some lovely views and opening to the garden. There are a selection of cabinets matching the kitchen and a smart tiled floor throughout both the kitchen and conservatory. There are 3 double bedrooms 2 of which have a range of fitted wardrobes and the principal with a smart modern en suite shower room with WC and basin. Completing the picture is a modern family bathroom with white suite and coordinating wall tiling.

### **Parking:**

Double width driveway for multiple vehicles and integral double garage.

### **Gardens:**

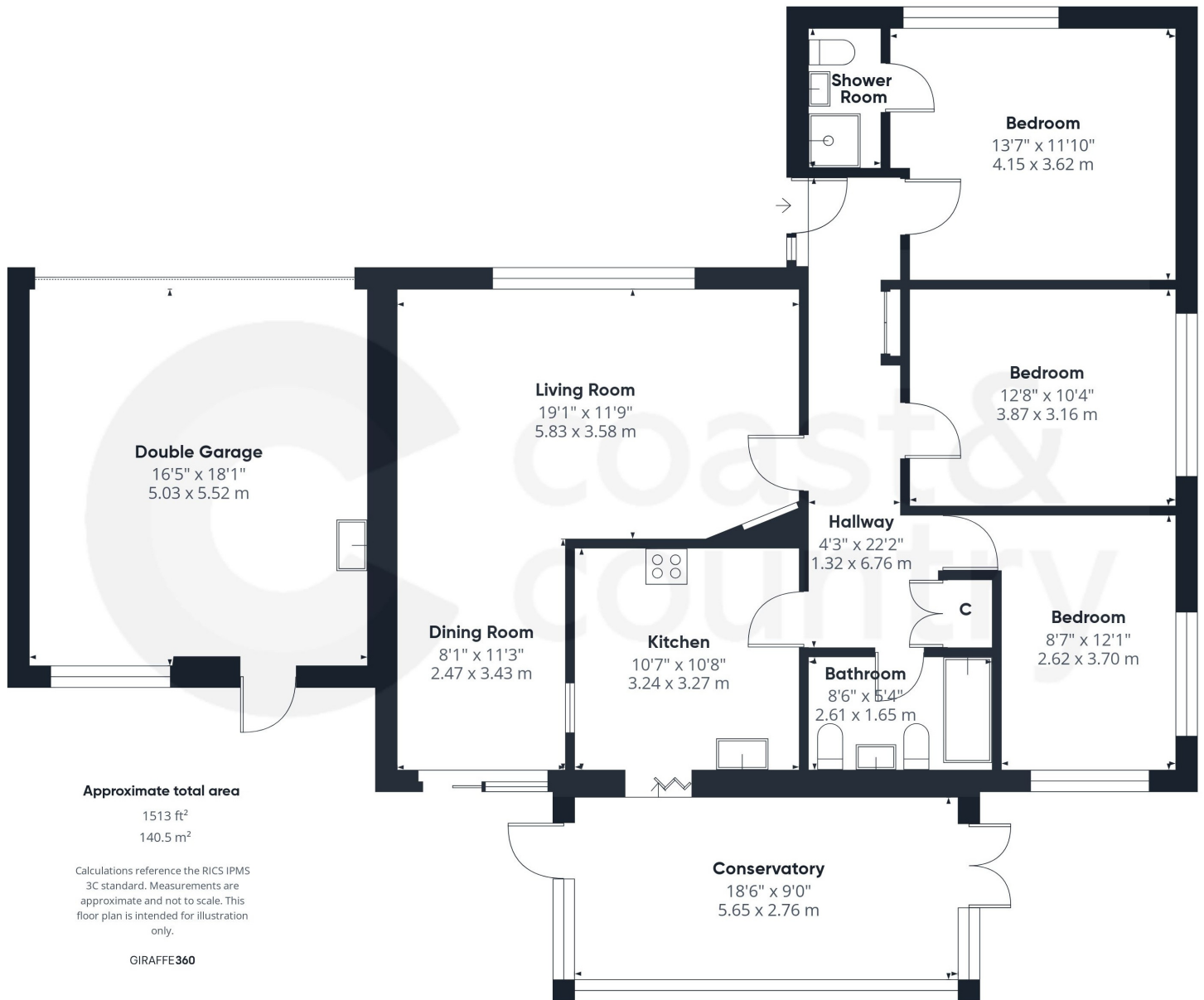
Stunning corner plot beautifully maintained and established gardens offering much privacy and seclusion and of an excellent size.

### **Directions:**

From the Penn Inn roundabout in Newton Abbot, follow the signs to Totnes and Ogwell. At the Ogwell Cross roundabout, turn right to Ogwell and Denbury and follow this road up and over Canada Hill passing East Ogwell and follow the road as it bears left towards Denbury. Continue along this road until reaching the village of Denbury. Proceed past the stone wall on the right, passing the Union Inn on the left and follow the road into the centre of the village. At the cross road turn left onto West Street and then take the first left onto Down View Road.



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## Agents Notes:

Council Tax: Band E

Tenure: Freehold

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

## Energy Performance Certificate:

**The EPC for this property has been ordered and will be added as soon as it is available.**

Floor Plans - For Illustrative Purposes Only

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.