



Denbury, Nr Newton Abbot

- Video Walk-through Available
- Detached 1970s House
- 4 Double Bedrooms
- Spacious Kitchen/Diner
- Lounge with Ornamental Log Burner
- Bathroom Plus En-Suite & WC
- Attractive Level Garden
- Large Garage & Workshop
- Ample Off-Road Parking
- Desirable Village Location

4x  2x 

ENERGY
RATING
D67

**Guide Price:
£475,000**
FREEHOLD

8 Woodland Road, Denbury, Newton Abbot, TQ12 6DY



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Set in the heart of the sought after village of Denbury, this well-proportioned 1970s, detached, four-bedroom home offers generous living space, excellent parking and a beautiful level garden ideal for families, people downsizing or those seeking a peaceful village lifestyle with easy access to Newton Abbot and the South Devon countryside. The Village offers a wealth of amenities including local bus route, excellent village primary school, a local pub and a vibrant community centred around the church and village hall. On the edge of the village are public playing fields ideal for dog walkers. This is a wonderful opportunity to acquire a spacious, practical home in a friendly village setting.

The Accommodation:

Upon entering through the porch, you are welcomed by the generous kitchen/dining area, offering excellent workspace and a sociable layout with built-in dishwasher, hob and electric wall-mounted oven. The separate lounge provides a cosy retreat, enhanced by an attractive ornamental log burner and enjoying French doors out to the main garden. Further to the ground floor are two double bedrooms and a shower room along with a separate utility room with direct access to the rear courtyard garden.

Upstairs, the property offers two bedrooms, the smaller is a cosy double bedroom currently used as a twin with its own en-suite bathroom. The other bedroom is an extremely large room, currently partly divided into a living area and double bedroom. Existing plumbing offers potential scope for an en-suite if desired.

Parking:

The home benefits from a large garage with workshop to the rear and generous driveway parking.

Gardens:

A well-kept, level and easy to maintain garden, perfect for outdoor dining and children's play. Ideal for those who enjoy gardening or simply relaxing outdoors.

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 center of the village and at the cross roads turn left onto West Street. Follow this road past the primary school on your right and then past the village hall on your right and the property can be found on the right hand side.





Ground Floor Building 1

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 D

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is not 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 of pocket 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 ± 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.