



## Denbury

3x  2x 

ENERGY  
RATING  
D56

- Video Walk-through Available
- Characterful Detached House
- 3 Bedrooms
- 2 Bath/Shower Rooms
- 2 Reception Rooms
- Carport/Storage Area
- Lawned Garden
- Village Location
- Early Viewings Advised!

**Guide Price:**  
**OIEO £450,000**  
FREEHOLD

18 South Street, Denbury, Newton Abbot, TQ12 6DH



1000s of homes sold in Teignbridge

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

A charming detached three-bedroom character cottage believed to date back to the mid 1800s and located in the centre of the highly desirable village of Denbury. Boasting many features this period home benefits from a wood burning stove, farmhouse style kitchen/dining room, utility room, shower room and bathroom. Gas central heating and double glazing are installed and outside there is a level garden which enjoys a sunny aspect, covered carport/utility and storage area. Internal viewings come highly recommended to appreciate the spacious accommodation, charm, character and desirable village location this beautiful cottage offers.

Situated within the picturesque and highly-regarded village of Denbury, convenient for village amenities to include; a well-respected local inn / restaurant, church, primary school, post office and many scenic walks. A timetabled bus service operates to the nearby market town of Newton Abbot which has a wide range of shopping, business and leisure facilities. Denbury is around three miles from Newton Abbot with its wide range of amenities including a mainline train station, vibrant town centre, leisure centre, primary and secondary schools and parks. For the commuter, the A38 Devon Expressway to Plymouth and Exeter is approximately five

**The Accommodation:**

A wooden stable door leads to the entrance porch with windows to front and side and an entrance door to the hallway with quarry tiled floor and stairs to the first floor. The sitting room has a window overlooking the front garden and woodburning stove with parquet flooring and storage cupboards either side of the chimney breast. The dining room has a window overlooking the front garden, under stairs storage cupboard and storage either side of the chimney breast. The dining room opens to the kitchen which has a range of base units, work surfaces, tiled splashback and inset single drainer sink unit. There is a built-in electric oven, gas hob, plumbing for dishwasher, cupboard housing wall mounted gas boiler, obscure-glazed windows to rear and a stable door leads to a utility/rear porch with glazed door to outside obscure glazed window, tiled flooring and door to a shower room with a generous sized shower cubicle with glazed screen, tiling to surround, low level WC, vanity wash basin, heated towel rail and window.

On the first floor, the split-level landing is a generous size and is suitable for a study area with window to rear. Bedroom one has a window to front enjoying pleasant views over the garden and has a range of storage cupboards. Bedroom two is L-shaped and we believe was previously two separate bedrooms

with two windows to front enjoying a pleasant outlook over the garden. Bedroom three has a window to side and the bathroom has a modern suite comprising freestanding roll top bath, low-level WC, wash basin, heated towel rail, part tiled walls and obscure-glazed window.

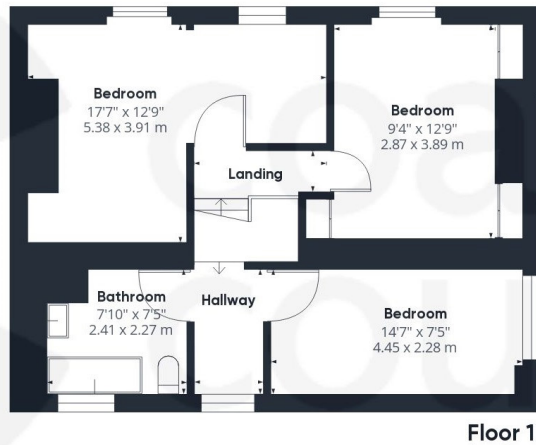
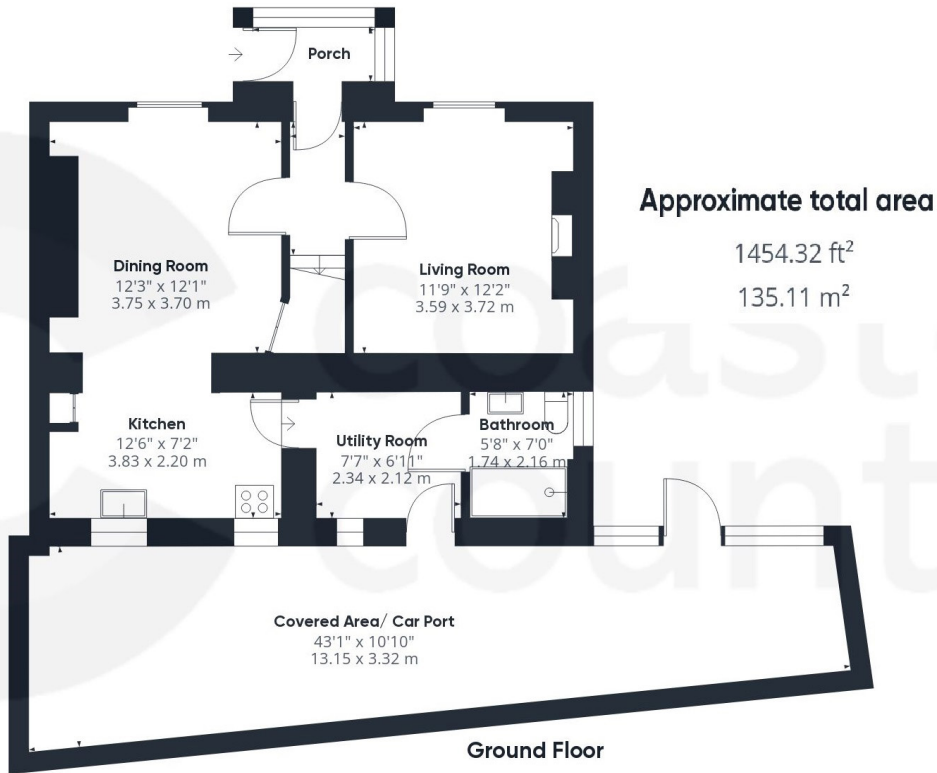
**Outside:**

Outside to the front a gate and path lead to the front door. The front garden is level and predominantly laid to lawn with established shrubs to boundaries. There is also a gravelled seating area with trellis. Path extends alongside with timber shed and door to a covered area which is of a generous size and has plumbing for a washing machine, space for tumble dryer, ample storage and can also be used for off-road car port parking with double gates leading onto South Street.

**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 where the property can be found on the left.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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

This property is located in a conservation area.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 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.