



## Denbury

3x  1x 

ENERGY  
RATING  
C69

- Superb Detached Bungalow
- 3 Bedrooms
- Spacious Living/Dining/Kitchen
- Modern Bathroom with Separate Shower Cabinet
- Separate Utility Room
- Beautifully Presented Throughout
- Cul-de-sac Position
- Level Plot
- Ample Off Road Parking

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

# 3 Woodland Close, Denbury, Newton Abbot, TQ12 6DZ



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A superbly renovated three bedroom detached bungalow situated in a cul-de-sac in the picturesque village of Denbury in South Devon. With ample parking, a level rear garden, separate utility and presented to a very high standard, viewings come highly recommended on this wonderful property.

We are delighted to bring to market this beautifully presented three double bedroom detached bungalow in Woodland Close, offering a perfect blend of modern comfort and charming character throughout. Tucked away in a sought-after residential location, this property is sure to impress from the moment you step through the door.

## **The Accommodation:**

The heart of the home is the spacious open-plan kitchen/diner/lounge, boasting solid wooden flooring and a vaulted ceiling with Velux windows that flood the space with natural light, creating a bright and airy atmosphere ideal for both everyday living and entertaining. The wooden kitchen is thoughtfully designed with a built-in dishwasher, space for a fridge freezer, a range cooker and sliding door to the rear garden onto the patio, perfect for the keen home chef.

A cosy yet stylish ornamental log burner adds a warm focal point to the living space, complementing the efficient gas central heating and double glazing throughout.

The property offers three generously sized double bedrooms, each finished to a high standard, and a modern family bathroom featuring a luxurious freestanding bath, a sleek walk-in shower, and contemporary fittings.

This home is in excellent condition throughout and ready to move straight into, offering a rare opportunity to secure a bungalow that ticks all the boxes for style, comfort, and practicality.

## **Parking:**

Ample driveway parking to the front.

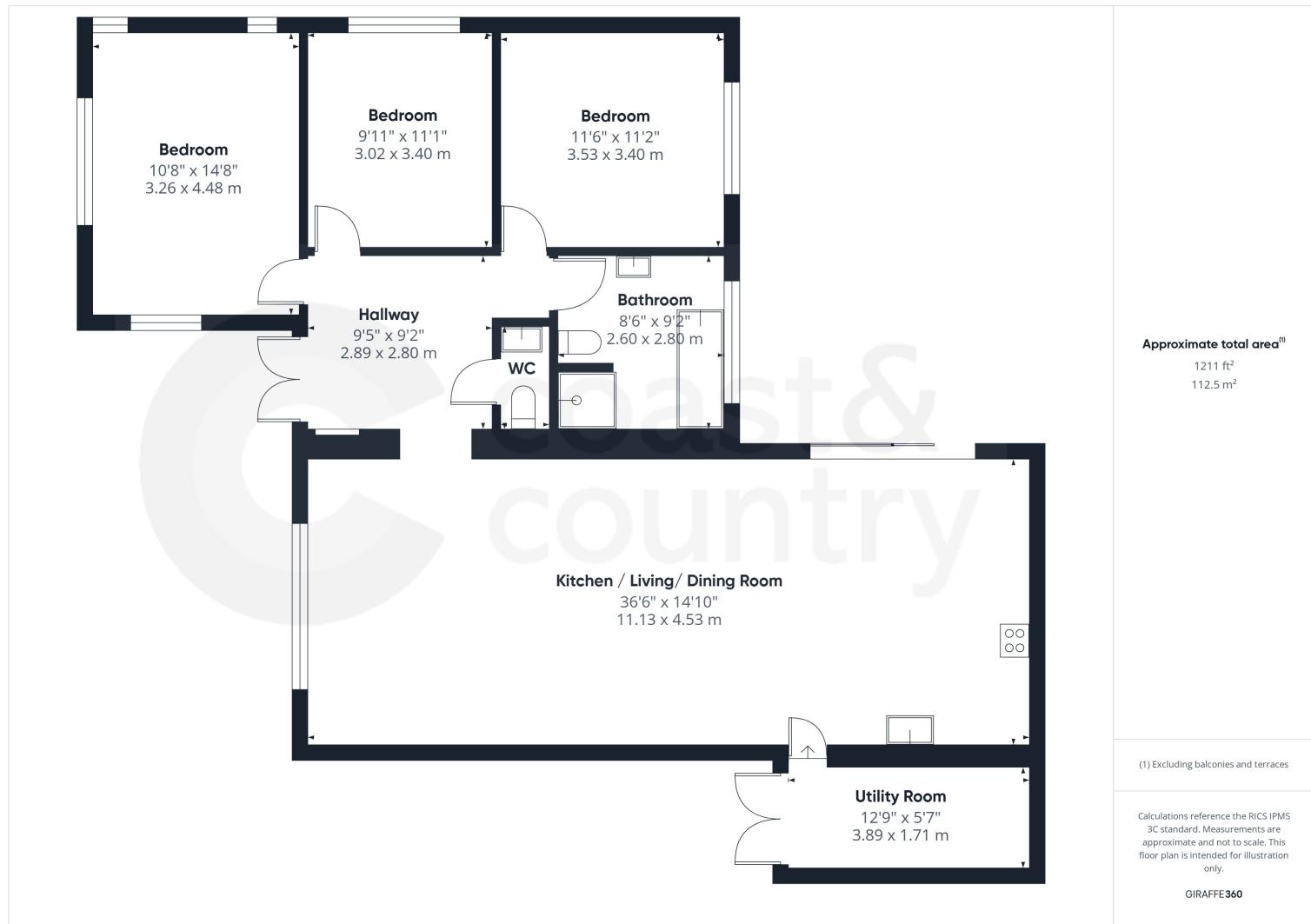
## **Gardens:**

To the rear, you'll find a level, private garden ideal for relaxing or entertaining outdoors.

## **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. At the cross roads turn left onto West street, head past the primary school on the right, continue past the village hall on the right, woodland close can be found opposite Brambledown retirement home, the property is at the end of the cul-de-sac.





## Agents Notes:

Tenure: Freehold

Council Tax: Currently Band C

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

There is no HETAS certificate for the log burner.

The property is situated on a private road and there may be a liability for contributions towards maintenance.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	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 ± 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.