



Denbury

3x 1x

ENERGY
RATING
D63

- Video Walk-through Available
- End-Of-Terrace House
- 3 Bedrooms
- Lounge With Ornamental Log Burner
- Kitchen/Diner With French Doors
- Downstairs WC & Utility
- Family Bathroom
- South Facing Rear Garden
- Potential To Add Parking
- Popular Village Location

Guide Price:
£325,000
FREEHOLD

21 Heathfield Road, Denbury, Newton Abbot, TQ12 6DT



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A three-bedroom end-of-terrace property situated in the highly popular village of Denbury with its excellent local facilities including bus routes, village hall, primary school rated outstanding for early years provision, local pub and talks for a community shop opening in the near future. The property is a 1950's ex-local authority property which has a three-year Devon Rule. The property has a good-sized plot with potential to add parking to the front of the property, side access and a good-sized rear garden.

The Accommodation:

Entering the property an entrance porch offers additional storage for shoes and coats. Heading through the inner door, the entrance hallway has wood effect flooring and a staircase leading to the first floor. To the front of the property is the living room which is a square shape with two windows overlooking the front garden and side garden with far reaching views of Haytor. The living room features real pine wood flooring and an ornamental log burning stove on the inner wall creating a focal point for the room. To the back of the property is the large kitchen/diner which is an excellent size with French doors to the rear garden. The modern kitchen offers a good amount of storage and work-top space and has a built-in oven and hob along with space for the fridge/freezer. Off the kitchen is the downstairs WC and separate utility room which also has access to the rear garden. Upstairs is the central landing which provides access to all the upstairs rooms. There is a family bathroom with shower above the bath, toilet and sink, comprising a white suite kept to a good standard. There are two good sized double bedrooms and a large single bedroom. The property is double glazed and benefits from a two-year-old boiler and gas central heating.

Gardens:

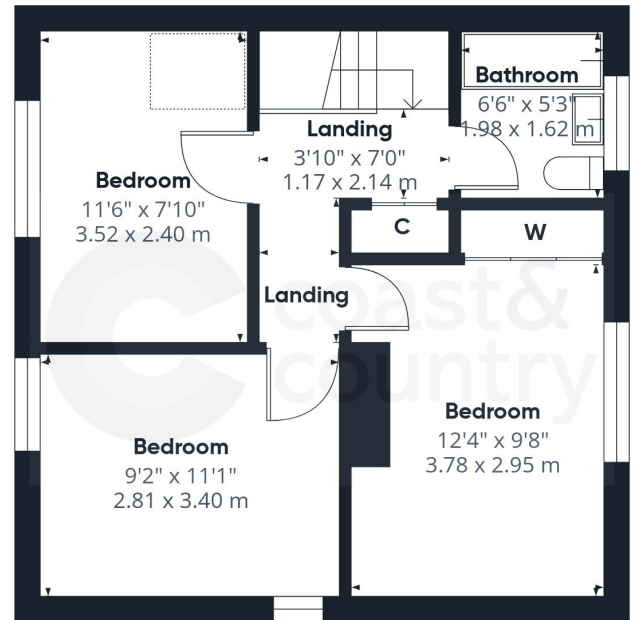
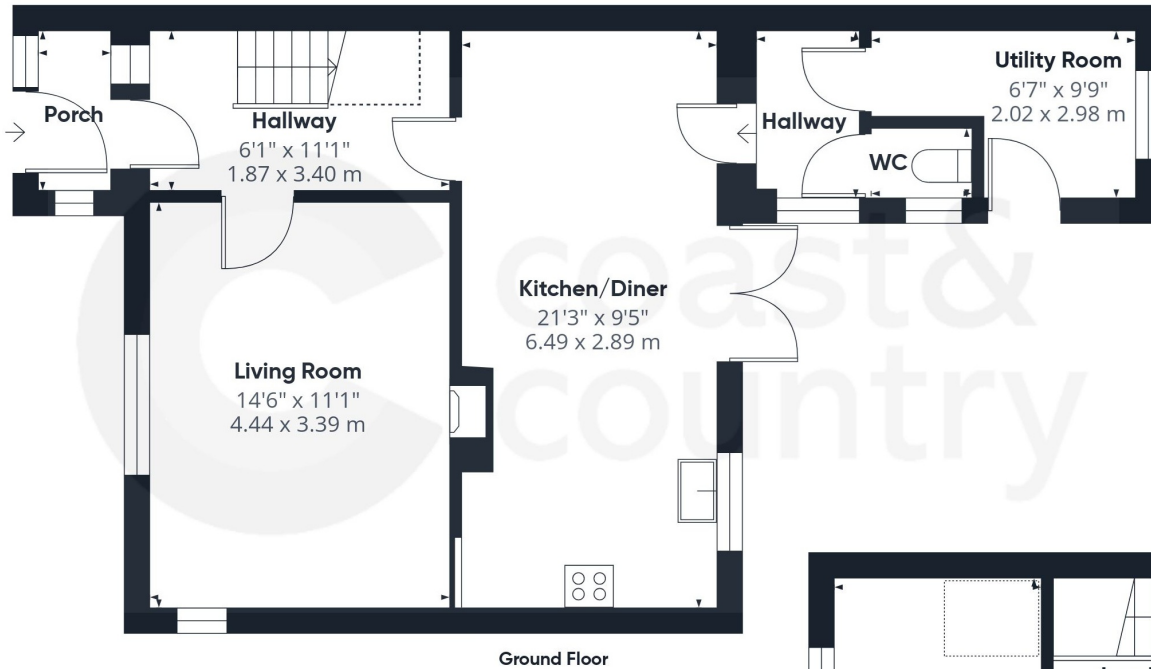
The plot is level both to the front and rear. The front is a walled garden to the front with a central gate leading from road and a pathway leading to the front door. The property has side access to the rear garden. The rear garden is partly laid to lawn with mature shrubs on the borders and a large garden room to the rear, the rear garden is south facing.

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 centre of the village and at the crossroads turn left onto West Street. Follow this road past the primary school. Turn Left at the village hall into Heathfield Road and the property can be found on the left-hand side.



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Approximate total area⁽¹⁾

935 ft²

86.9 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

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

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Three Year Devon Rule: A S157 Notice / Restrictive Covenant applies to this property. It can only be purchased by someone who has either lived or worked in Devon for the three years immediately prior to the purchase.

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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.