



Denbury

3x  1x 

ENERGY
RATING
B84

- Video Walk-through Available
- 40% Shared Ownership Property
- Modern End Terrace House
- 3 Bedrooms
- Spacious Lounge With French Doors

- Well-Appointed Kitchen/Diner
- Family Bathroom & Downstairs WC
- Enclosed Rear Garden With Lawn & Patio
- Off Road Parking For Two Vehicles

Shared Ownership:
£130,000
LEASEHOLD

5 Hill Fort View, Denbury, Newton Abbot, TQ12 6FY



1000s of homes sold in Teignbridge

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

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Discover this modern, three-bedroom, end of terrace home, perfectly situated in a quiet and convenient location on the edge of the charming village of Denbury. This property offers comfortable family living within a contemporary setting.

The pretty village of Denbury benefits from excellent local amenities, including village pub, schools, village hall and recreational facilities. The village offers an active lifestyle opportunity with many clubs and societies. Commuters will appreciate the easy access to the A380, connecting to Torbay, Exeter, and the M5 motorway, as well as convenient access to Newton Abbot.

The Accommodation:

Stepping inside, the ground floor benefits from a bright entrance hall complete with cloakroom and downstairs WC leading to a spacious lounge with French doors leading to the rear garden, ideal for relaxing or entertaining. This room leads (via double internal doors) to the well-appointed kitchen/diner which has built in oven and hob, built in dishwasher and superb worktop space and storage.

Upstairs, you'll find three comfortable bedrooms, two are double bedrooms, the principal boasting a built-in wardrobe/storage cupboard and the third bedroom is a small double or comfortable single. The two bedrooms to the rear enjoy superb views of the Denbury Hill Fort and far-reaching views towards Dartmoor. The property includes a modern bathroom with shower above the bath, low level WC and sink along with a heated towel rail which ensures comfort all year round.

Parking:

The added convenience of off-street parking enhances the appeal of this lovely home with two off road parking spaces.

Gardens:

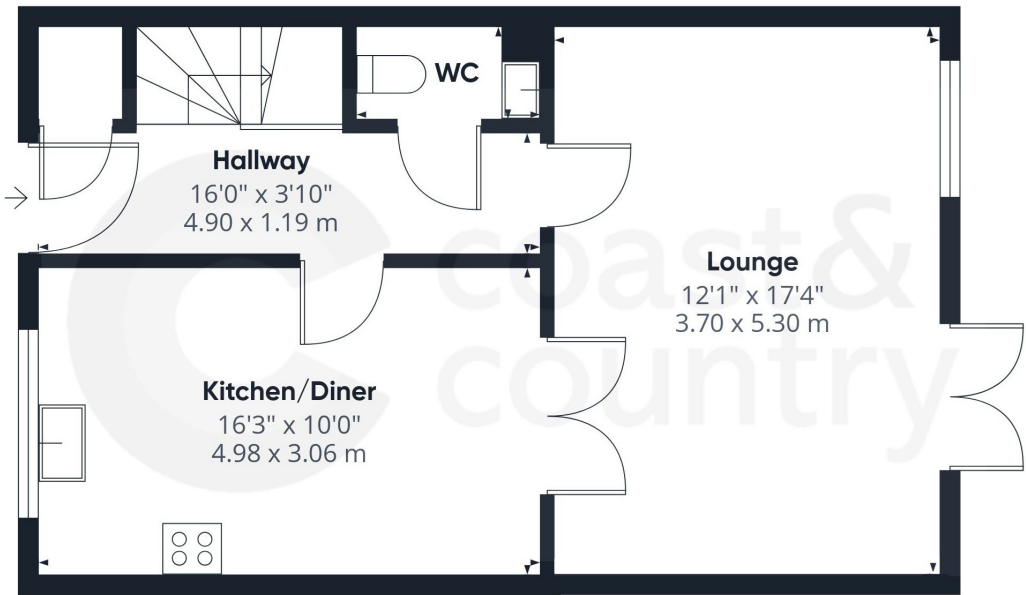
Outside, there's a pleasant, South Westerly facing garden, mostly laid to lawn which extends around the side of the property and offers space for a garden shed and access via a gate to the front of the property. In the main section of the garden is a patio area from the French doors leading from the lounge, perfect for outdoor dining and enjoying the fresh air.

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 at the end of the Road on the right hand side is Hill Fort View, the property can be found furthest left.

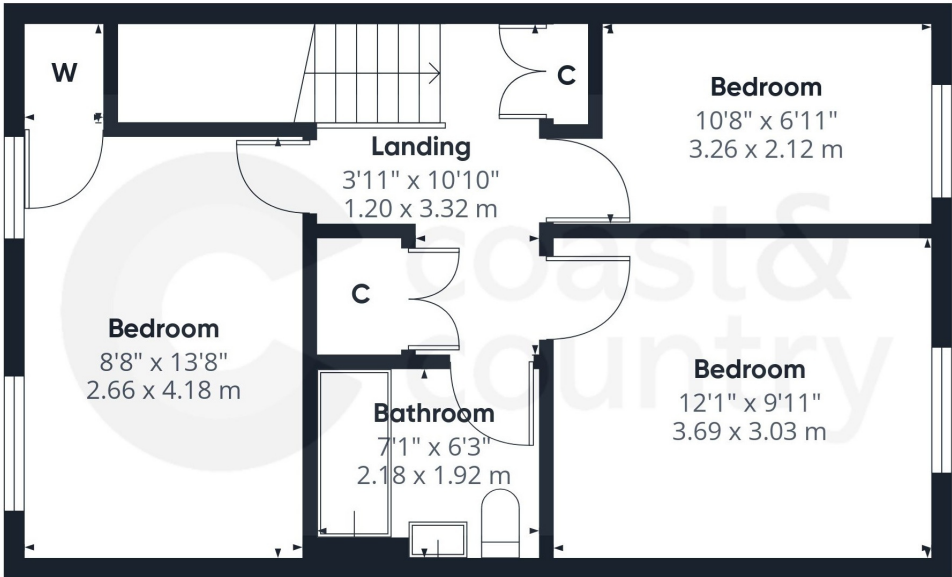


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Approximate total area
932 ft²
86.4 m²

Ground Floor



Floor 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:

Applicants within first 28 days of marketing must have a local connection to Denbury & Torbryan.

Council Tax: Currently Band C

Tenure: Leasehold

Lease: 125 years from 23/07/2021

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

For sale is a 40% share in the property for £130,000. The full market value of the property is £325,000. You will pay rent on the other 60% share.

It is possible to purchase further shares in the property from Willow Tree Housing up to a maximum of 80%.

Rent: currently £ 366.49 pcm (as of 1st July 2026)

Service charge: currently £27.10 pcm (as of 1st July 2026)

All figures are subject to annual review.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		