



Denbury

3x  1x 

ENERGY
RATING
C75

- Video Walk-through Available
- End Terrace House
- 3 Bedrooms
- Entrance Hallway & Downstairs WC
- Lounge With French Doors To Garden
- Open Plan Kitchen/Diner
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Private Road in Sought-After Location

Guide Price:
£340,000
FREEHOLD

22a Moorland Avenue, Denbury, Newton Abbot, TQ12 6EU



1000s of homes sold in Teignbridge

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

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A superb, modern, end terraced house located within the highly sought-after village of Denbury offered for sale in show home order throughout. With driveway parking at the front, the property has a lovely, privately enclosed garden at the rear with a terrace ideal for summer dining. Benefits include a gas central heating system and double-glazed windows.

The pretty village of Denbury offers a vibrant lifestyle opportunity with several clubs and societies. The popular Union Inn is just a few minutes level walk away, as is the primary school and ancient village church. The well-served market town of Newton Abbot is around 4 miles away with its excellent range of shops, businesses restaurants, secondary schools and main line railway station.

The Accommodation:

Stepping inside, the neutrally decorated interior is light and airy and flows well. An entrance hallway has stairs to the first floor and a useful cloakroom with basin and WC off. Overlooking the front is a well-appointed kitchen/diner with selection of matching cabinets and a selection of integrated appliances including an oven, hob, hood, fridge and freezer. Accessed through twin doors from the kitchen is a well-proportioned lounge with French doors to the garden.

On the first floor the landing has a recessed twin door linen cupboard and provides access to three bedrooms, two of which have fitted wardrobes and a first-class bathroom with WC, basin and complimentary tiling.

Parking:

Driveway to the front of the property.

Gardens:

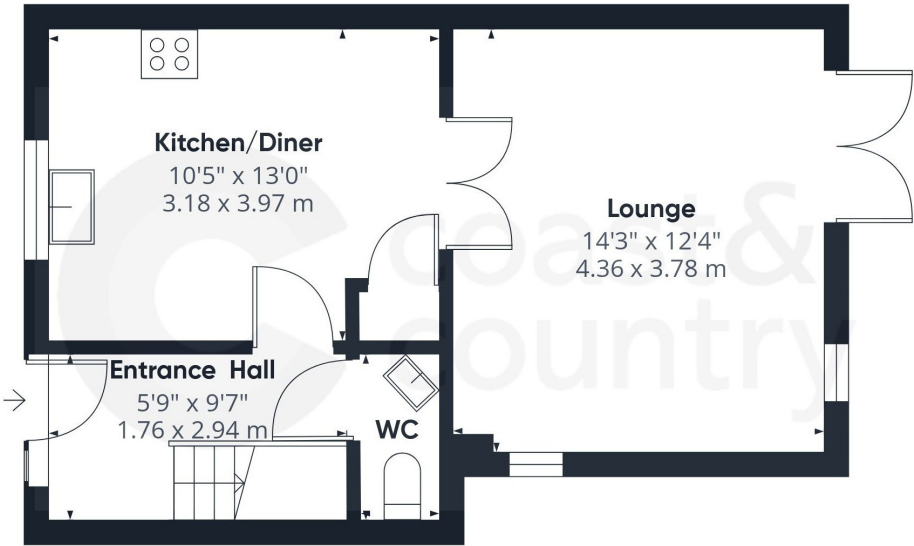
Lovely, enclosed rear garden with covered access pathway featuring a paved terrace and gravelled areas.

Directions:

From Newton Abbot take the A381 Totnes Road towards Newton Abbot. When you reach the cross with the Two Mile Oak public house on the right turn right and follow the road for just over a mile. At the T junction turn left and follow the road into the village passing the tall stone wall on the right and pub on the left. At the cross roads in the centre of the village where the war memorial is turn right into East Street. Follow the road and take the first left into Fairview Road. At the T junction, the property can be found on the corner on the right.



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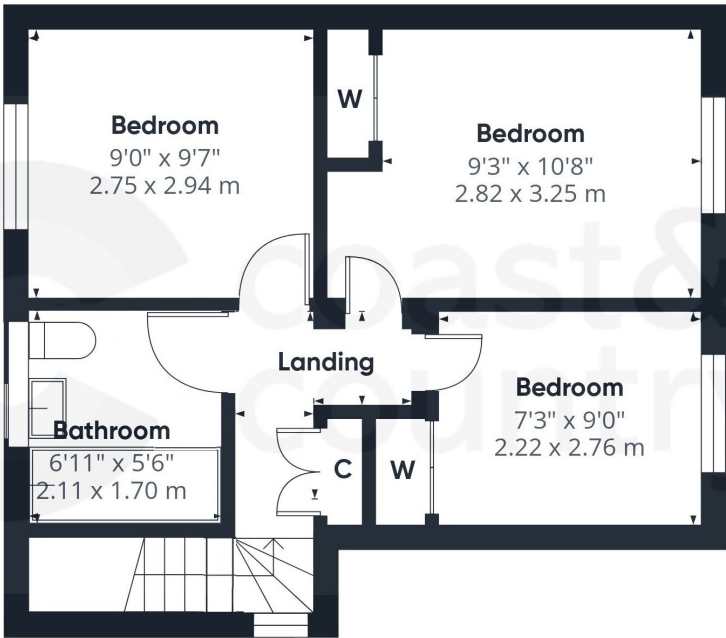
Ground Floor

Approximate total area

735 ft²
68.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains gas. Mains electricity. Private drainage via septic tank understood to serve this property only, located within the property boundary and understood to discharge into the ground. Buyers should verify the system, maintenance and compliance through their solicitor and, where necessary, a drainage specialist.

Moorland Avenue is a private road and there may be a liability for contributions towards maintenance.

Energy Performance Certificate:

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