



Woodland Close, Denbury - TQ12

£450,000 Freehold

Multiple Garages • Kitchen/Diner • Village Location • Office • Workshop • Gardens • Parking • Porch • Log Burner • Three Bedrooms


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Newton Abbot TQ12 2JL



A large porch welcomes you into this property with tiled flooring and plenty of storage room for shoes and coats. Through an obscure glazed door into a spacious hallway where there are the doors that provide access to the rest of the accommodation and a storage cupboard. The loft is large and mostly boarded, accessed via a pull down ladder.

The living room has dual aspect windows which look out onto the front garden and side of the property. There are neutral carpets, blue feature walls and a log burner.

The kitchen/diner consists of a range of modern wall and base units, with space for a range cooker, dishwasher and undercounter fridge. Built in appliances include a stainless-steel extractor fan and white sink with drainer. Grey tiled flooring leads into the dining area which has been extended to create a very bright and airy room. The pitched ceiling has skylight windows and double French doors which open into the rear garden.

The Principal bedroom is a large double and looks out into the rear garden. There is a stylish wash hand basin to one side and a useful storage cupboard.

Bedroom two is also a double and looks out to the front of the property.

Bedroom three is a large single with views to the side of the property.

The family bathroom consists of p-shaped bath with shower over, low-level WC and wash hand basin with vanity. The majority of the bathroom is tiled with brown and grey tiles and an obscure window looks out to the rear.

The utility room is accessed by a door in the rear garden. There is a range of grey wall and base units with charcoal-coloured worktops with a stainless-steel sink and drainer. You can also find a low-level WC and space and plumbing for a washing machine and tumble dryer. An obscure window looks into the rear garden and a door leads into the garages, which have been knocked through to create one big garage/workshop.

An office can be found in the rear garden which has power and a working fireplace for warmth in the winter months.

Living room - 18'4 x 14'6 (5.60m x 4.42m)

Kitchen - 9'11 x 9'2 (3.02m x 2.79m)

Dining Room - 12'2 x 9'3 (3.70m x 2.83m)

Utility Room - 9'6 x 7'9 (2.88m x 2.36m)

Bedroom 1 - 15'3 x 11'8 (4.66m x 3.56m)

Bedroom 2 - 11'10 x 11'4 (3.62m x 3.44m)

Bedroom 3 - 7'11 x 7'11 (2.42m x 2.42m)

Bathroom - 7'1 x 6'0 (2.16m x 1.82m)

Garage 1 - 19'1 x 16'11 (5.82m x 5.15m)

Garage 2 - 16'11 x 9'6 (5.15m x 2.88m)

Office - 13'9 x 7'5 (4.19m x 2.26m)

Workshop - 9'8 x 6'4 (2.95m x 1.93m)



Useful Information

Teignbridge Council Tax Band D (£2111 Per Year)

Broadband Speed Superfast 64 Mbps (According to OFCOM)

Gas, Water and Electric Supplied

The property is freehold

This beautifully presented three bedroom Detached Bungalow is in the quiet village of Denbury, Newton Abbot. The property comprises of three bedrooms, generous kitchen/diner, living room with log burner, office, utility, garages, garden and parking



Located in the quiet village of Denbury, this property is very near to the market town of Newton Abbot. Newton abbot has many local amenities, such as, local bars and restaurants, shops and supermarkets, doctors and a train station. The A38 is a short drive away and offers good transport links to Exeter, Plymouth and the M5 Motorway.

Front Garden

The front garden is mostly lawn with a variety of plants and shrubs.

Rear Garden

The rear garden is mostly block paving and lawn, with flowerbeds bordering the grass. There is a greenhouse and several sheds and wood stores. A gate provides access to the rear garden from the front of the property.



On Drive

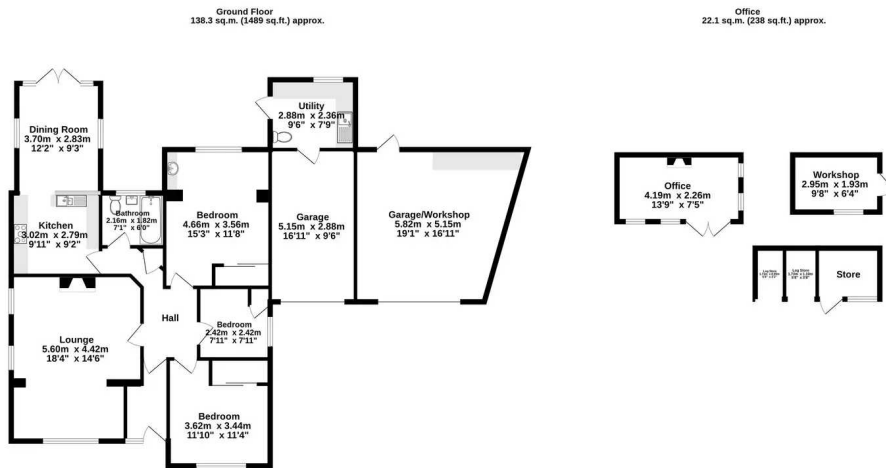
4 Parking Spaces

The driveway can hold up to four cars with one under the car port.

Garage

Double Garage

The garages can hold two vehicles.



TOTAL FLOOR AREA: 160.5 sq.m. (1727 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	