



5 Down View Road, Denbury - TQ12 6ER

£375,000 Freehold

Village location • Level plot • Kitchen/diner • Utility • Porch • Driveway • Conservatory • Log Burner • Gardens • Two Bedrooms


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 1 Bank Street
Newton Abbot TQ12 2JL



Step through an obscure glazed front door into a spacious porch, with ample storage space for shoes and coats. The flooring is fully tiled in terracotta tiles and the walls are painted cream.

Through an inner door into a large hallway which contains a large storage cupboard and provides access to the rest of the accommodation.

The living room is bright and airy with cream carpets and a bay window looking out to the front of the property. The walls are painted grey and a log burner sits on the far wall.

The kitchen/diner is a good size with wooden flooring and a range of cream wall and base units with beech worktops. Built in appliances include a four ring electric hob, stainless-steel extractor fan, double electric oven and a stylish white sink and drainer. There is also space and plumbing for a dishwasher and plenty of room for a large dining table. Two large windows look into the rear garden.

A door in the kitchen takes you through to the utility room, where there is room for a fridge/freezer, dryer and washing machine. There are beech worktops, and a single double-glazed door leads into the rear garden.

Through the utility room into the cloakroom, where you will find a low-level WC and wash hand basin. An obscure window looks out to the rear and there is wooden flooring.

A door in the kitchen leads into the conservatory, which is fully glazed with a sliding door into the rear garden.

The family bathroom consists of a white suite with full size bath, low-level WC, wash hand basin and separate shower cubicle. There are white tiles on the walls and two obscure windows look to the rear.

Bedroom two, a good-sized double, has built-in wardrobes and a rear aspect window.

The principal bedroom has a large front aspect window with neutral carpets. Two large double built-in wardrobes have louvre doors that are painted in a shade of teal.

Measurements

Living room - 18'8 x 13'0 (5.68m x 3.97m)

Kitchen/diner - 18'8 x 10'9 (5.68m x 3.28m)

Utility room - 6'8 x 5'6 (2.04m x 1.68m)

Cloakroom - 5'6 x 3'6 (1.68m x 1.06m)

Conservatory - 11'7 x 8'1 (3.53m x 2.46m)

Bathroom - 9'6 x 5'6 (2.89m x 1.69m)

Bedroom 2 - 10'10 x 10'0 (3.30m x 3.04m)

Bedroom 1 - 15'8 x 12'9 (4.77m x 3.87m)



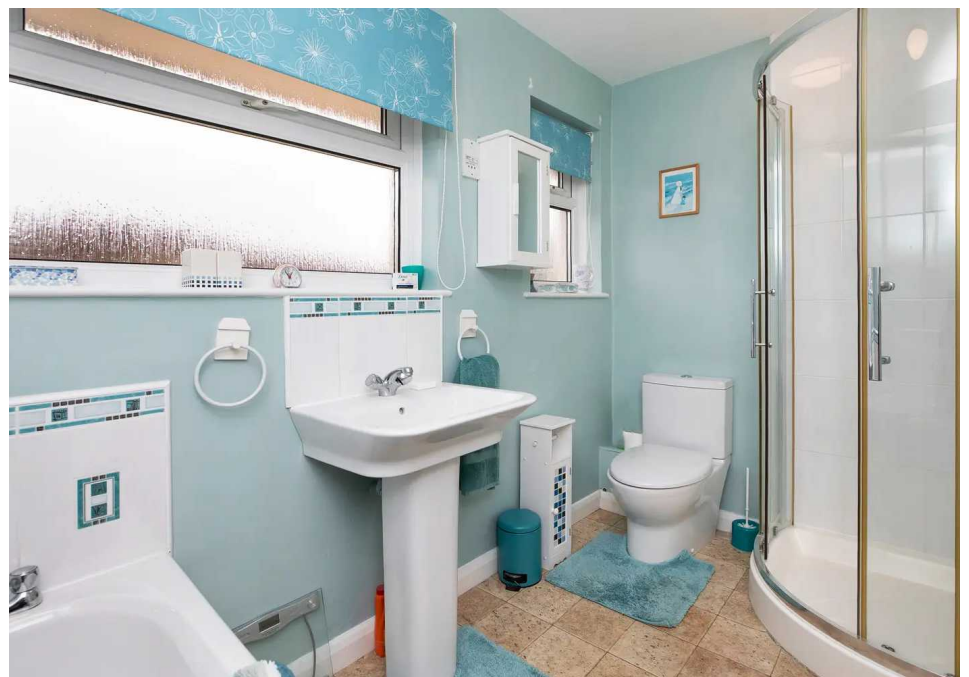
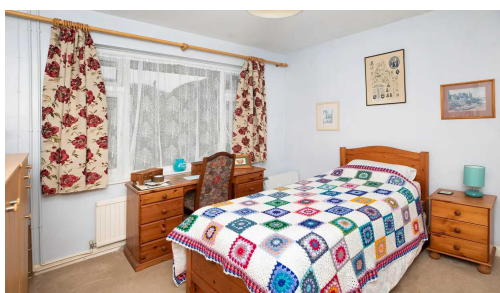
Useful Information

Broadband speed Superfast 77 Mbps (According to OFCOM)

Teignbridge Council Tax Band D (£2111 per year)

Gas, water and electric supplied

The property is freehold

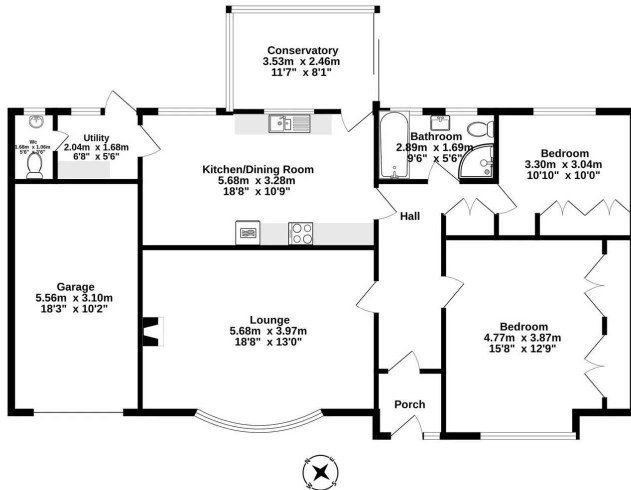


Garden

The sunny rear garden is South-West facing. There is a slabbed patio area to the right and left of the conservatory, and a variety of palm trees, plants and shrubs. The remainder of the garden is mostly laid to lawn and enclosed by a wooden fence. Steps lead down from the utility room to a patio, where there is a large shed, with a further shed to the rear of the garden. At the front of the property there is a large block paved driveway, that leads into the garage. To the right of the driveway is a lawned area, with a boundary of trees and plants. A wooden fence separates the neighbouring gardens.



Ground Floor
120.4 sq.m. (1296 sq.ft.) approx.



TOTAL FLOOR AREA: 120.4 sq.m. (1296 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, chamberlain's does not accept any liability for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and should not rely on it for any purpose other than as a guide. No liability for accuracy can be given. Marked with Chamberlain's logo.



On Drive

4 Parking Spaces

The large block paved driveway, can easily fit up to 4 cars.

Garage

Single Garage



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |