



33 East Street, Denbury - TQ12 6DL

£425,000 Freehold

Detached Bungalow • Lounge • Modern Kitchen & Utility • Two Double Bedrooms • Modern Shower Room • Large Rear Garden • Summer House • Garage with Workshop • Off-road Parking • Village Location


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 1 Bank Street
Newton Abbot TQ12 2JL



This beautifully refurbished 2-bedroom bungalow is move-in ready. The front double-glazed composite door opens into a bright, carpeted hallway with doors leading to the lounge, kitchen diner, family shower room, two double bedrooms, and an airing cupboard.

The lounge is spacious and welcoming with a fitted carpet, ceiling spotlights, a large uPVC double glazed window to the front aspect and double glazed French doors with that open out to the rear garden, perfect for entertaining. A wood burner has been installed for those chilly evenings and is a lovely feature to this room.

The kitchen diner is stunning with two skylights and bi-folding PVCu doors to the rear garden, allowing plenty of natural daylight in.

This modern fitted kitchen features white gloss cupboards and a matching centre island with white gloss cupboards and drawers, and grey worktops. There is a built-in induction hob fitted in the island, a recessed socket with a USB charger, a built-in electric double oven with the top oven a microwave combination oven, and a built-in fridge. A door leads to the utility room with space for a washing machine, tumble dryer, and a freezer.

The shower room has a sleek modern look with a walk-in shower concealed behind driftwood wall effect panels, a low-level w.c, and a designer oak washstand with a lava stone oblong hand basin.

The main bedroom is carpeted, a good size, and tastefully decorated with ceiling drop bedside lamps. Bedroom two is carpeted with built-in wardrobes, ceiling spotlights, and a composite window overlooking the rear garden.

Measurements

Lounge - 11' 11" x 19' 0" (3.63m x 5.79m)

Kitchen - 13' 0" x 12' 9" (3.96m x 3.89m)

Utility Room - 4' 7" x 19' 8" (1.4m x 5.99m)

Bedroom - 13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom - 12' 0" x 9' 4" (3.66m x 2.84m)

Shower Room - 9' 2" x 5' 10" (2.79m x 1.78m)

Garage - 8' 4" x 19' 8" (2.54m x 5.99m)



Sellers Insight

'The bungalow is on a generous size plot so we have plenty of space all around us giving us a lovely sunny garden, great for the dog to run around in.'

The summer house is the perfect space for working from home, away from the main house, or somewhere to chill with friends all year around.

Our favourite space in the bungalow is the kitchen, it's minimal, light and airy and with the bi fold doors open in the summer you feel like it's part of the garden.

Denbury is a lovely village, it's really welcoming and so peaceful. You can walk around the village and find home grown veg and fresh eggs for sale on neighbours doorsteps and you're only 10 minutes from Totnes or Newton Abbot for the shops.'

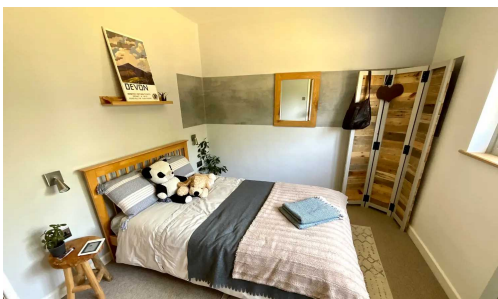
USEFUL INFORMATION

Council Tax D

Broadband Speed According to BT

Fibre 2 up to 73Mb

Boiler is located in the loft



The village of Denbury is situated approximately 3 miles from the market town of Newton Abbot, a popular sought after village with an Inn, restaurant, post office/shop, primary school and Church. The market town of Newton Abbot offers a wide range of amenities including high street retailers, leisure facilities, pubs, restaurants and schools. The town is well located for commuting as there is good access to the A38 and A380 dual carriageways and onwards to the M5 motorway. The town has a mainline train station which offers rail travel across the country.

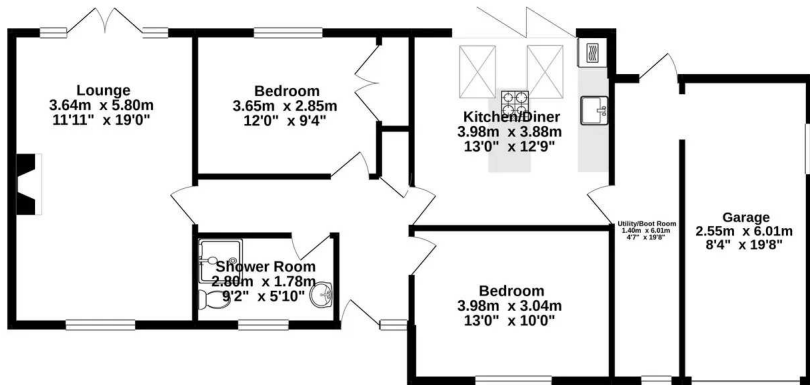
Garden

The front of the property is enclosed by a feature stone wall, planted with small bushes, and a driveway leading to the garage. To the right side of the driveway is a gravelled area with additional parking and a gate to the rear. A wooden gate leads to an enclosed front garden laid to lawn with a path leading around the bungalow.

The garage workshop has electrics, a window, and a side door to the utility room. The large rear enclosed garden is mainly laid to lawn with trees and fruit trees (plum, damson, and apple) planted within. A newly built summer house with electric power points, electric radiator and wifi making this an ideal retreat or as an office without distractions. There is a vegetable garden with raised beds ideal to grow your own vegetables. There are two patio doors from the kitchen and lounge that open on to a small patio area at the rear of the bungalow, great for a table and chairs.



Ground Floor 96.6 sq.m. (1040 sq.ft.) approx.



Garage
 Single Garage
 On Drive
 2 Parking Spaces

TOTAL FLOOR AREA : 96.6 sq.m. (1040 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		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	54	
(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		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	