



A spacious semi-detached home with far reaching countryside views offering four bedrooms, a kitchen/diner, conservatory, office, garage, parking and a generous garden situated in the popular Village of Denbury.

15 Moorland Avenue | Denbury | Newton Abbot | TQ12 6EU





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,575 sq ft



LOCATION
Village



AGE

1950s, 1960s and 1970s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

D



in a nutshell...

- Spacious Semi-Detached Home
- Far Reaching Countryside Views
- Four Bedrooms
- Kitchen/Dining Room
- Conservatory
- Generous Rear Garden
- Garage & Driveway
- Office
- Popular Village Location





the details...

An opportunity to purchase a spacious, semi-detached family home with four bedrooms, a conservatory, an office, garage, parking, an enclosed rear garden and far-reaching countryside views towards Dartmoor, in the sought-after village of Denbury.

Inside, it is well-presented with fresh and stylish décor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase to the first floor, a cupboard for coats and shoes, and a convenient ground-floor cloakroom with a WC and basin. A spacious living room is filled with light from two windows to the front flowing into a fabulous, generously proportioned kitchen/dining room, with plenty of space for a dining table and seating, ideal for any occasion, and a superb, modern kitchen in grey that has an abundance of worktop and cupboard space, an eye-level fan-oven, a gas hob and filter hood above, a stainless-steel one and a half-bowl sink and mixer tap. In a separate utility room, more worktop and storage, a wall-mounted system boiler for the central heating and hot water, and space with plumbing for a washing machine and dishwasher. The conservatory makes a wonderful additional reception, with patio doors to the garden. The back door from the utility room leads out into a covered passageway with doors to the front and rear garden, and into the office in the rear half of the garage, a wonderful space with patio doors to the garden, ideal for those working from home.

Upstairs, there are four light and airy bedrooms, three doubles and a single, all doubles with built-in wardrobes, and the two rear bedrooms having stunning views over the Devon countryside to Haytor in the distance.

There is a family bathroom containing a bath with a shower over, a basin, a WC and a heated towel rail, and an airing cupboard on the landing containing an insulated hot water cylinder and slatted shelving for linen.

Outside, the rear garden is an excellent size with a level lawn bordered by a hedge and timber fencing making it child and pet friendly, great for a family barbecue, and with wonderful, far-reaching views over the neighbouring countryside to Dartmoor in the distance. A garage provides extensive storage, with lights, power, and an up and over door to the driveway where there is space for one car, and an EV charging point, beside a neat front lawn with a palm tree. Additional parking is on-road if required.

Tenure – Freehold

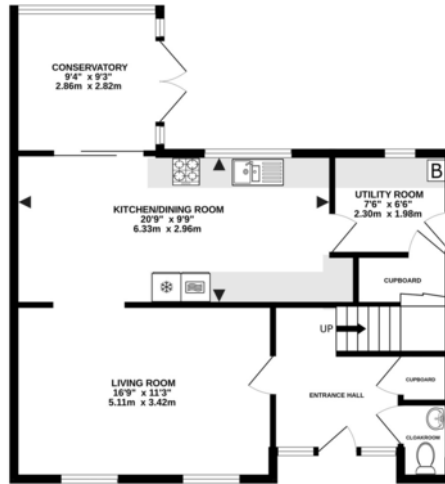
Council Tax Band - D

the floorplan...

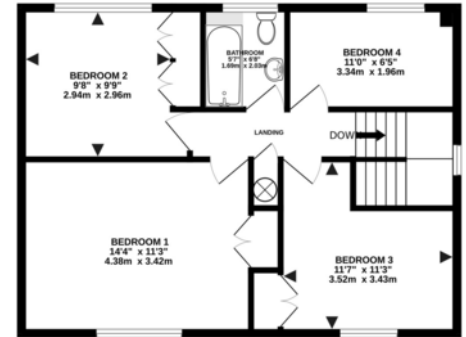
GARAGE/OFFICE
278 sq.ft. (25.8 sq.m.) approx.



GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

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the location...

Denbury is a highly sought after village only a few miles from the market town of Newton Abbot. The village has a post office and shop, a very highly regarded Primary School, village hall, playing fields, local public house and church and offers easy access to both Dartmoor National Park and the English Riviera. The village has good serviceable bus routes to the market town of Newton Abbot.

Shopping

Late night pint of milk: Co-op, Ipplepen 2.2 miles

Town centre: Newton Abbot 3.6 miles

Supermarket: Asda 3.5 miles

Relaxing

Beach: Teignmouth 10.2 miles

Park: 0.6 mile

Tennis courts: Heathfield Road 0.2 mile

Travel

Bus stop: South Street 0.3 miles

Train station: Newton Abbot 4.3 miles

Main travel link: A380 4.5 miles

Airport: Exeter 24.3 miles

Schools

Denbury Primary School: 0.3 miles

Newton Abbot College: 3.5 miles

South Dartmoor Community College: 5.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6EU**





Need a more complete picture? Get in touch with your local branch...

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