



22a Moorland Avenue Denbury
£194,950



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Chartered Surveyors and Estate Agents



SITUATION AND DESCRIPTION

Moorland Avenue is a residential cul-de-sac on the outskirts of this idyllic and picturesque village complete with shop, post office, church, and an excellent pub overlooking the village green. Nearby is the thriving town of Newton Abbot which provides good access to the beautiful South Devon coast. The cathedral city of Exeter and Plymouth are both within easy reach via the A380 and A38 dual carriageways respectively. There are mainline rail links to London (Paddington) at Totnes and Newton Abbot.

This is a rare chance to buy a 'one off' brand new house in a highly regarded village. The house benefits from a 10 year Zurich Builders Warranty and offers delightful family accommodation with carpets and vinyl flooring. There is also gas central heating and double glazing. The extremely high specification includes a superb fitted kitchen/breakfast room with an excellent range of integrated appliances, an attractive living room with access directly onto the garden, 3 bedrooms, and a lovely modern bathroom. The rear garden is enclosed and there is off road parking.

ACCOMMODATION

The accommodation with approximate measurements is as follows:

Double glazed front door with a side panel with patterned glass.

Reception Hall

Radiator.

Cloakroom

A white suite comprising hand wash basin with a tiled splash-back, close coupled WC, radiator, extractor fan.

Kitchen/Breakfast Room 4.02m x 3.22m (13' 2" x 10' 7")

A superb range of matching base and eye level units, 1½ bowl stainless sink unit with roll edge worktops and tiled splash-back. Built in stainless steel oven with a gas hob and extractor hood. Washer drier, fridge freezer, double glazed window, spotlights, radiator, built in cupboard, pair of doors to

Living Room 4.38m x 3.80m (14' 4"x 12' 6")

Dual aspect room with double glazing; French doors directly onto the garden. Television aerial point, telephone point, 2 radiators.

Stairs to

Landing

Built in cupboard with slatted shelving. Access to roof space; double glazed window.

Bedroom 1 3.81m x 2.86m (12' 6"x 9' 5")

Double glazed window; radiator; built in wardrobe with hanging rail and shelving, television aerial point.

Bedroom 2 2.97m x 2.77m (9' 9"x 9' 1")

Double glazed window; view towards the Moor; radiator; television aerial point.

Bedroom 3 2.80m x 2.26m (9' 2"x 7' 5")

Double glazed window; radiator; television aerial point. Built in wardrobe with hanging rail and shelving.

Bathroom

Beautifully appointed with a white suite comprising a panelled bath with a mixer tap and an electric shower unit over; pedestal wash basin with a mixer tap; close coupled WC; shaver point; tiled window sill; double glazed window with patterned glass; contemporary heated towel rail.

OUTSIDE

To the front is a private tarmac drive with space for two cars. The enclosed rear garden is lawned and there is gate giving access to the rear.

TENURE

Freehold with vacant possession on completion

SERVICES

Mains electricity, gas and water are available. There is a private drainage system.

DIRECTIONS

From Newton Abbot town centre take the A381 towards Totnes. On the outskirts of Newton Abbot turn right at the mini roundabout signposted Ogwell and Denbury. In the centre of Denbury village turn right at the War Memorial into East Street. Turn left into Fairview Road and Moorland Avenue will be found on the right. Those with satellite navigation should enter TQ12 6EU

VIEWING

Strictly by prior appointment with the vendor's agents:



For the attention of Michael Henderson

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Property Ref 50-1456

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