



Denbury

2x  2x 

ENERGY RATING C77

- Virtual Tour Available
- Contemporary Apartment
- Two Bedrooms
- Modern Kitchen
- Smart Bathroom
- En-suite Shower Room
- Village Location
- No Upward Chain
- Well-Maintained
- Ideal First Home or Buy-to-let

Guide Price:
£165,000
LEASEHOLD TBC

11 Denbury Mews, Fairview Road, Denbury, TQ12 6GU

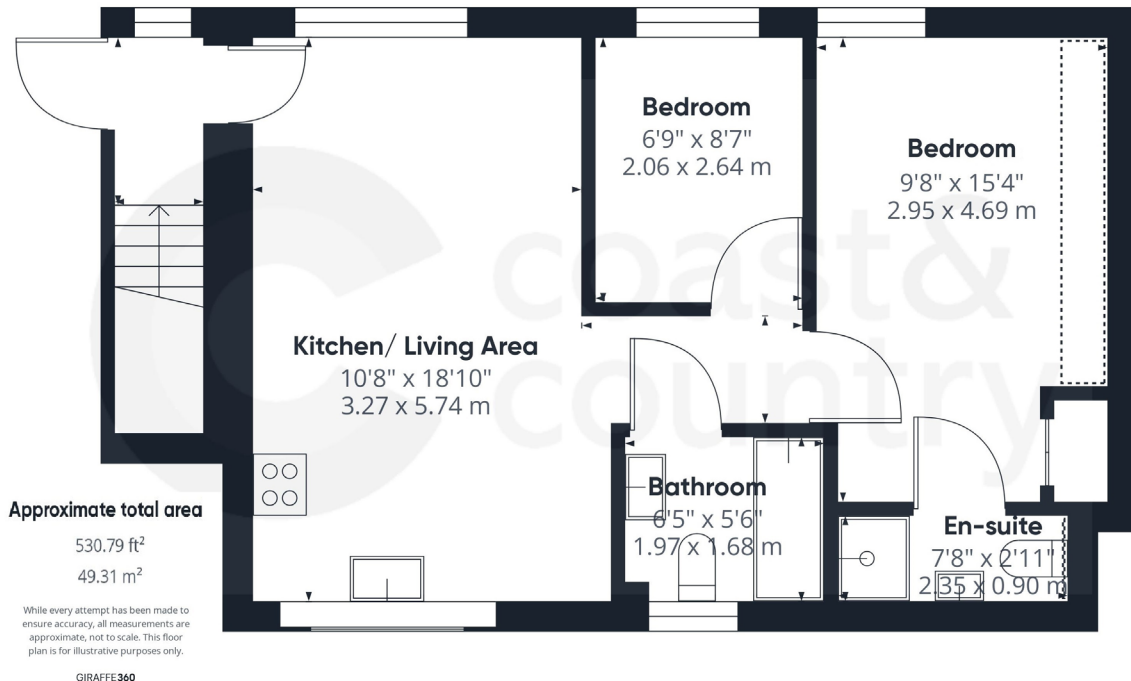
This two-bedroom apartment in a great village location would make a great entry level home or possible investment. Well-appointed and designed for easy maintenance, it may also suit those with a passion for travel seeking a lock up and leave. Contemporary interior and contrasting semi-rural setting give you the best of both worlds. One of the key features of this property is it has both a bathroom and an en-suite. Particularly useful if you are sharing a property and not normally a feature in this price bracket. There is also a potential bonus; there is a garage, ownership of which is unclear and so it is excluded from the sale. We do however have keys which we can give you at completion.

Denbury is a thriving village with a range of amenities and an active community. The annual May Fair is an institution. The Union Inn is popular for both food and socialising. The primary school is well thought of. The ancient church is interesting and impressive but is almost new when compared with hill fort just outside the village. It's not surprising people have been living here for millennia. All the facilities of Newton Abbot are just 4 miles away. Onward road and rail links to Exeter, Plymouth and Torbay are considered good by the agent. Exeter airport is approximately 18 miles away.

Parking: On street.

Outside Space: None.

Directions: Leave Newton Abbot on the Totnes Road. Go straight across the Ogwell roundabout and then turn right on to Denbury Road. Proceed cautiously past the houses on the right and bear left through the lane until you reach the next junction. Turn left, staying on the Denbury Road until you reach the village green. With the green on your left, turn right on to South Street and proceed to the centre of the village. Turn right at the cistern onto East Street. Continue to the edge of the village and turn left on to Fairview Road. Proceed to the junction. Number 11 is a short distance along on your left.



Agents Notes:

Council Tax: Currently Band B

Tenure: Leasehold TBC

Lease Length: TBC

Service Charge: TBC

Ground Rent: TBC

Mains water. Main drainage. Mains gas. Mains electricity. TBC

The creation of the new lease may affect the speed of any potential conveyancing.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.