RE/MAX PROPERTY HUB









3 East Street, Newton Abbot, TQ12 6DL

Asking price £280,000

Dating back to the 1600s, this delightful three-bedroom period cottage has been sympathetically renovated by the current owners to create a charming and comfortable home, combining character features with modern convenience. Ideally situated in the heart of the sought-after village of Denbury, the property is ideally suited to those looking for a character home in a popular village setting.

The accommodation briefly comprises an entrance hallway with attractive engineered oak flooring, which continues throughout the ground floor. The charming living room features a characterful open fireplace with wood-burning stove, useful storage cupboard and front aspect window with a pleasant window seat.

A versatile second reception room, which could also be used as a third bedroom, is located on the ground floor and benefits from a front aspect window with window seat.

The well-appointed kitchen/breakfast room is fitted with a range of matching base units, roll-top work surfaces, ceramic sink and drainer, built-in oven and ceramic hob. There is space and plumbing for a dishwasher, together with a useful cupboard housing the recently installed combination boiler. A door and window provide access to the rear garden, while a further door leads through to the utility room.

The utility room provides space and plumbing for a washing machine, tumble dryer and fridge/freezer, together with access to a separate downstairs WC.

To the first floor are two generously proportioned double bedrooms, both enjoying excellent natural light and front aspect windows with attractive window seats. The modern family bathroom is fitted with a low-level WC, pedestal wash hand basin and panelled bath, complemented by part-tiled walls and a heated towel rail.

The spacious first-floor landing provides additional flexibility and could readily accommodate a study area, with a large built-in cupboard providing useful storage.

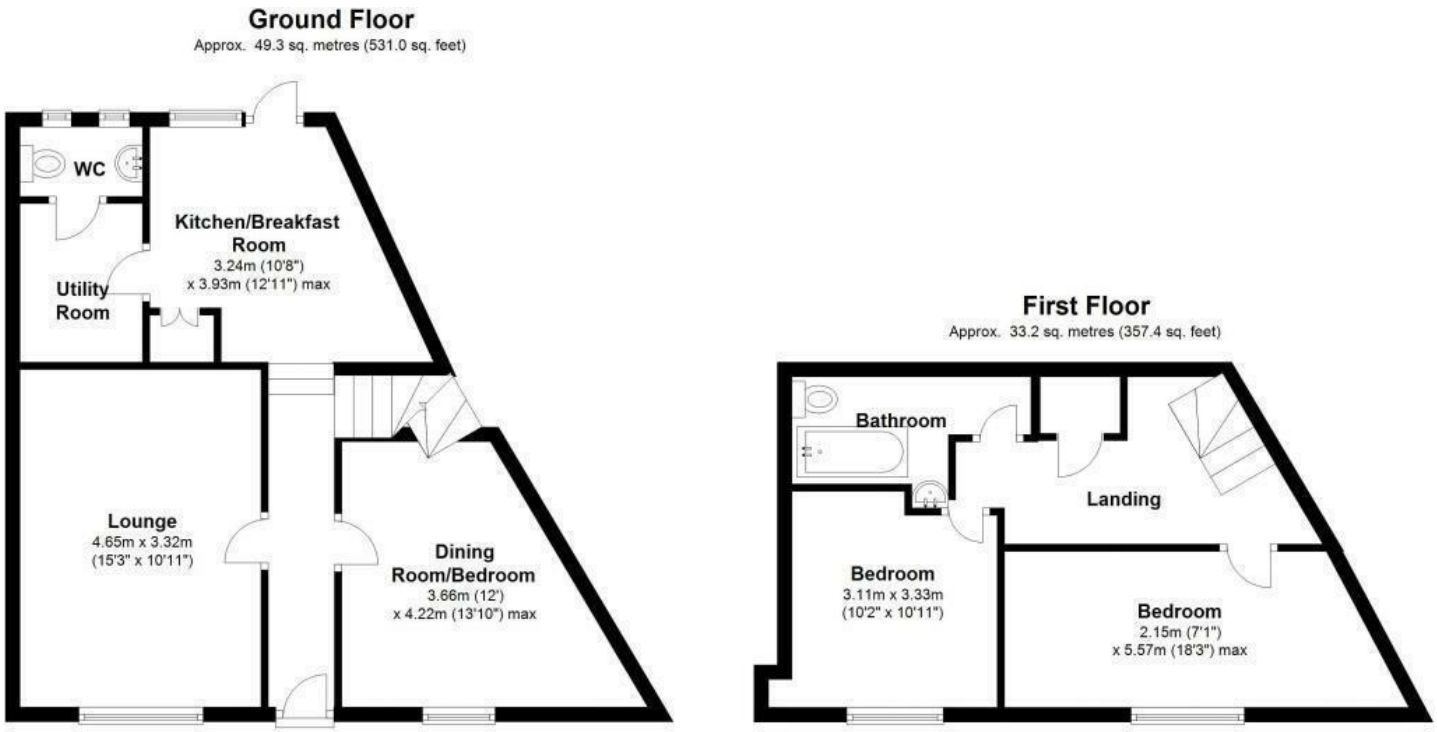
Outside, the property enjoys a pleasant and enclosed rear courtyard garden, laid predominantly to stone chippings for ease of maintenance. There is also access to a useful traditional stone-built storage and wood shed.

Location

Denbury is a highly regarded and popular village within Teignbridge, centred around its attractive village green and renowned for its strong community atmosphere. Local amenities include a popular village pub, parish church and sought-after primary school.

The market town of Newton Abbot is approximately four miles away and provides an extensive range of shopping, leisure and everyday amenities. The A380 dual carriageway is approximately five miles distant, providing convenient road links towards Torquay, Newton Abbot and Exeter, together with connections to the wider motorway network.

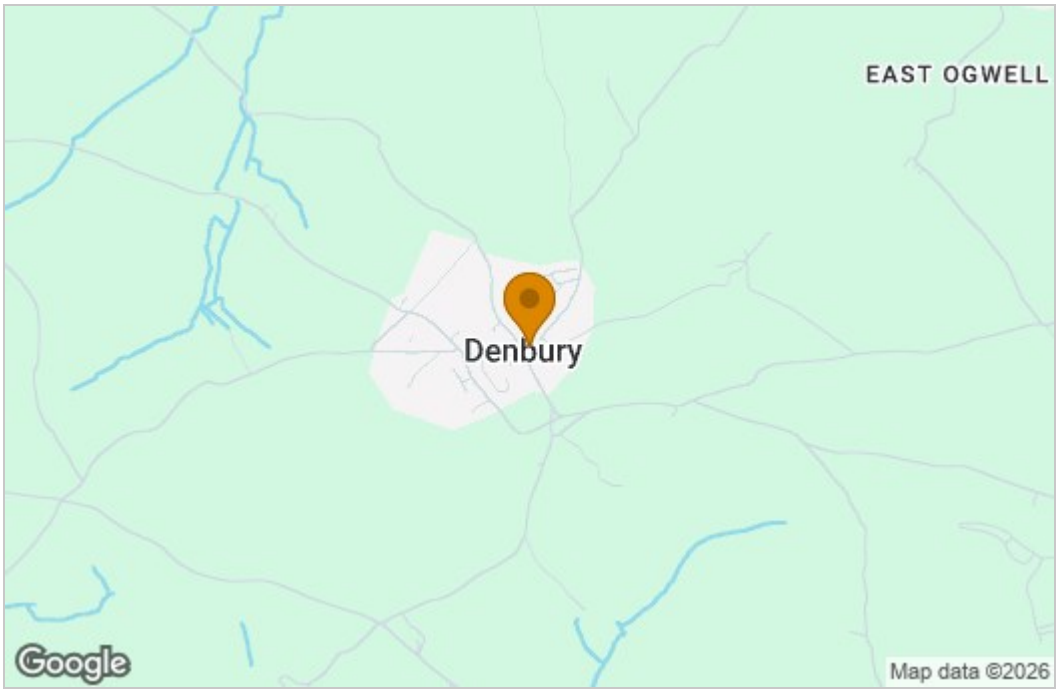
Floor Plan



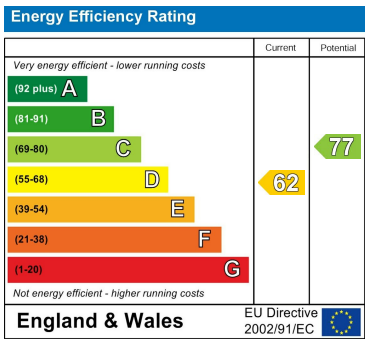
Total area: approx. 82.5 sq. metres (888.5 sq. feet)

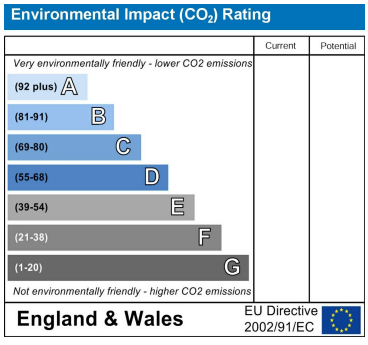
3 East Street, Denbury, Newton Abbot

Area Map



Energy Efficiency Graph





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