SAMPLE MILLS & Co.

Tel: 01626 367018 | Email: sales@samplemills.co.uk







Heathfield Road
Denbury

Price £220,000

www.samplemills.co.uk

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ABOUT THE PROPERTY:

First sold in 1763 for £10.00, this charming 2 Bedroom Cottage is offered to the market for the first time in 30 years. The property is set on the end of a row of 3 Cottages in the delightful village of Denbury.
Denbury is situated just a few miles from the market town of Newton Abbot and benefits from a Village Pub and Post Office, along with a successful Village Primary School.
The stone built property has a characterful Lounge/Dining Room with original stone fireplace incorporating a large log burner, complemented by gas central heating. A staircase rises from the Lounge to 2 Bedrooms.
The Kitchen is fitted with wooden cupboards and a door leads onto the superb rear garden. On the Ground Floor is the Bathroom with feature original stained glass window and a white 3 piece suite.
Unusually for Cottages in Denbury, the property benefits from a driveway providing parking for 2 vehicles leading up to a large stone built Garage with adjoining Potting Shed.
The superb garden winds its way to a large stone built Outbuilding and patio area with a gazebo supporting a well established vine, ideal for Summer dining.

Directions
From our Newton Abbot Office, continue on Wolborough Street which in turn leads onto Totnes Road, proceed to the Ogwell Cross roundabout turning right, continuing along Ogwell Road for some distance following the signs towards Denbury, passing the Ogwell Green on your right hand side. As you approach the village of Denbury continue to the crossroads turning left into West Street and proceed for a short distance turning right into Heathfield Road where the property will be found after a short distance on your right hand side.

Disclaimer
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.

EPC TO FOLLOW











FLOORPLAN TO FOLLOW

Sample Mills & Co.
3 Bank Street, Newton Abbot, Devon TQ12 2JL Tel: 01626 367 018
sales@samplemills.co.uk | www.samplemills.co.uk