













1920s to 1930s

BEDROOMS

















#### in a nutshell...

- Chain Free
- Ample Off Road Parking and Garage
- Large Plot of Land
- Sought After Denbury Village Location
- Rural Location
- In Need of Modernisation









## the details...

#### PROPERTY DESCRIPTION

TENURE- Freehold EPC RATING- F COUNCIL TAX BAND- D





#### the floorplan...

#### Francis, 4 Woodland Road, Denbury, Newton Abbot, TQ12 Approximate Area = 1029 sq ft / 95.5 sq m Garage = 134 sq ft / 12.4 sq m Total = 1163 sq ft / 107.9 sq m For identification only - Not to scale Reception Room 13'3 (4.04) x 11'6 (3.51) Bedroom 1 Dining Room 11" (3.35) 122 (3.71) x 10'10 (3.30) x 10'11 (3.33) Garage 15'6 (4.72) x 8'8 (2.64) Bedroom 2 Kitchen 10'1 (3.07) Bedroom 3 143 (4.34) x 9'11 (3.02) x 711 (2.41) 10'10 (3.30) max × 8' (2.44) **GROUND FLOOR**

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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Floor pron produced in accordance with RICS Property Measurement Standards incorporating international Property Measurement Standards (IPMS2 Residentist). Endination. 2024.

Property

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

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# bear in mind...

Type here..

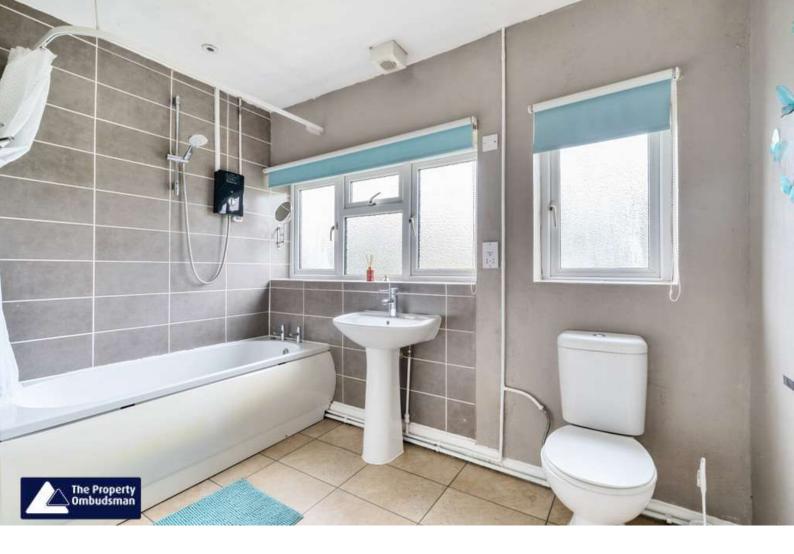


#### the location...

Please check Google maps for exact distances and travel times. Property postcode: TQ12 6DY

### how to get there...

2/3 off road parking and garage, has a pit, gas central heating, lounge, dining room, kitchen separate, 2 doubles and a single, 1/3 arce, great position next to the village hall, bus route, the orignal stone walls, close to the church. Want advice on what they should do work wise,



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

Tel 01626 362 246

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