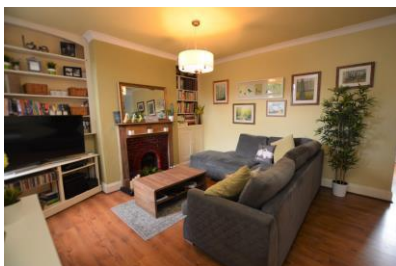




Keyberry Road, Decoy, Newton Abbot, Devon

£240,000 Freehold



SAMPLE MILLS & CO.



**Keyberry Road, Decoy,
Newton Abbot, Devon**

£240,000 Freehold

This 3 bedroom Mid Terrace family home is situated in the popular area of Decoy providing excellent access for the main London Paddington rail line, shops, schools, Sainsburys, Decoy Country Park and easy access for all facilities.

The property is laid over 3 levels and comprises entrance porch, entrance hall, dining room, lounge, kitchen with granite worktops, 3 bedrooms, bathroom and separate shower room. There is also a basement comprising 2 rooms, utility room and separate WC.

Outside, the property has front and rear gardens, insulated summerhouse and off road parking for 2 cars.

Further benefits include gas central heating and uPVC double glazing.

Viewing recommended.



Part pattern glazed door opening through to:

Entrance Porch

Part glazed door opening through to:

Entrance Hall

Single panelled radiator. Staircase rising to first floor. Wooden flooring. Stripped door opening through to:

Dining Room – 12’3” x 11’5”

Double panelled radiator. Tiled Victorian cast iron fireplace on slab hearth with mantle over. TV point. Telephone point. Wooden flooring. UPVC double glazed bow window to front aspect. Picture rail.

Lounge - 14’1” x 13’3”

Tiled fireplace on hearth with surround and mantle over. Double panelled radiator. Wooden flooring. Fitted cupboard space and shelving. Glazed window overlooking the rear. Double panelled radiator.

Kitchen – 13’9” x 8’2”

Inset one and a half bowl sink unit. Fitted matching wall and base units, some of which are glass fronted. Granite worktops. Gas cooker point with extractor hood over. Integrated dishwasher. Space for fridge freezer. Integrated fridge. UPVC double glazed window overlooking the rear. Wooden flooring. Double panelled radiator. UPVC double glazed rear door to the rear garden. Inset spotlights. Staircase leading down to:

BASEMENT

Cellar Room 1 – 13’3” x 7’7”

Radiator. Strip light. Door providing access through to further storage. Doorway opening through to:

Cellar Room 2 – 13’4” x 8’4”

Electric light. Radiator. UPVC double glazed window.

Utility Room – 14’0” x 8’0”

Insert stainless steel sink unit with cupboard space below. Plumbing for washing machine. Recess for further appliance. Radiator. Gas boiler for hot water and central heating system. UPVC half double glazed door providing access to the garden.

Separate WC

Low flush suite. Obscure uPVC double glazed window.

FIRST FLOOR LANDING

Hatch to the roof space. Built-in cupboard.

Bedroom 1 – 15’9” x 9’9”

Double panelled radiator. Victorian feature fireplace with mantle surround on hearth. UPVC double glazed window to front.

Bedroom 2 – 10’0” x 8’0”

Double panelled radiator. UPVC double glazed window overlooking the rear.

Bedroom 3 – 8’3” x 7’4”

UPVC double glazed window overlooking the rear. Radiator.

Bathroom and WC

Panelled bath with shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level WC. Partly tiled walls. Inset spot lights. Extract fan. Heated towel rail.

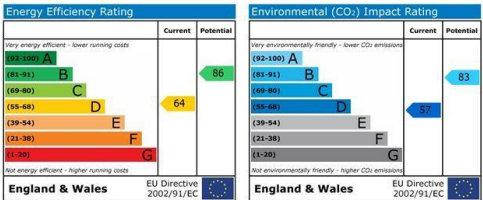
Shower Room

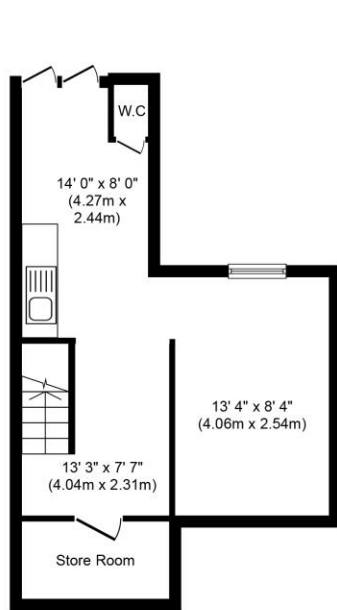
Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Tiled splash back. Low level WC. Heated towel rail. Tiled floor. Obscure uPVC double glazed window. Extractor fan. Spot light points.

OUTSIDE

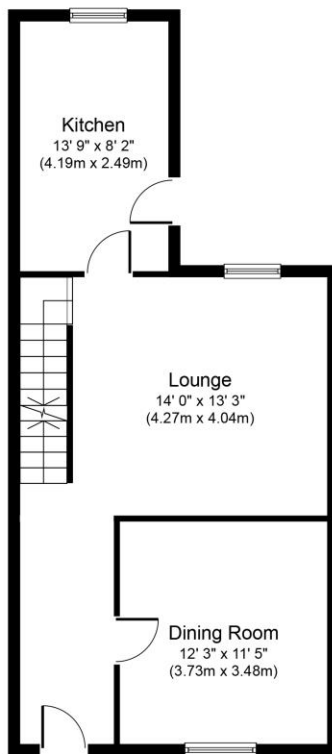
To the front of the property, is an enclosed area which is laid to gravel with surrounding hedges and a palm tree, with a pathway approach.

To the rear of the property, is an area which has been laid to decking, with steps providing access down to a further area which has been laid to patio, onto a lawn garden where there are mature bushes, shrubs and plants. There is an insulated summerhouse with power, and a gate providing access to off road parking for two cars.

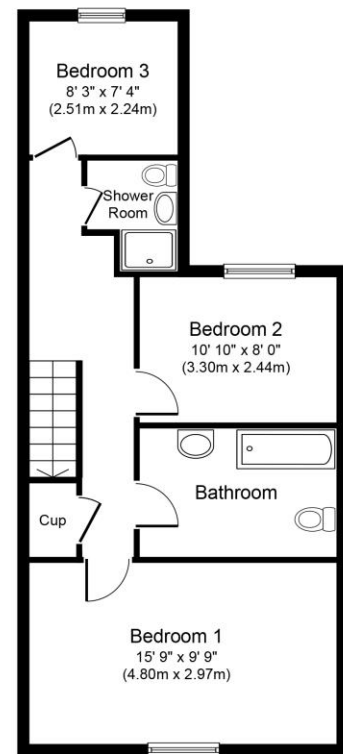




Basement
Approximate Floor Area
332 sq. ft.
(30.8 sq. m.)



Ground Floor
Approximate Floor Area
550 sq. ft.
(51.1 sq. m.)



First Floor
Approximate Floor Area
550 sq. ft.
(51.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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