



Decoy, Newton Abbot

- Semi-Detached House
- 3 Bedrooms & Study
- Lounge & Kitchen
- Bathroom & G/Floor Shower Room
- Enclosed Rear Garden
- Driveway Parking
- Cul-De-Sac Position
- No Upward Chain

Asking Price:

£220,000

Freehold

EPC RATING: F25

12 Keyberry Mill, Decoy, Newton Abbot, TQ12 1DW

This semi-detached house would make a lovely family home. Available with no onward chain the property benefits from double glazing, an enclosed rear garden and driveway parking. In need of some modernisation the property has three bedrooms plus a study/box room. In addition to the bathroom on the first floor there is a separate shower room on the ground floor.

The property is in a popular cul-de-sac within the highly sought after Decoy area on the outskirts of Newton Abbot. Nearby there is a well-regarded primary school, the popular and beautiful Decoy country park and lake and a supermarket. The market town of Newton Abbot offers an abundance of shopping and leisure facilities and a mainline railway station within walking distance. There is also good access onto the A380 linking the cathedral city of Exeter and the coastal resorts of Torbay.

Accommodation

From the entrance porch and hallway there is a lounge with patio doors to the garden, a kitchen and ground floor shower room/wc. On the first floor the spacious landing leads to three bedrooms, a box room/study and family bathroom.

Ground Floor

Entrance Porch	
Entrance Hallway	
Lounge / Diner	17' 9" (5.41m) x 9' 7" (2.92m) ext to 14' 11" (4.55m)
Kitchen	11' 10" (3.61m) x 7' 0" (2.13m)
Shower Room / W.C	

First Floor

Landing	
Bedroom 1	10' 4" (3.15m) x 8' 2" (2.49m)
Bedroom 2	10' 4" (3.15m) x 9' 7" (2.92m)
Bedroom 3	9' 9" (2.97m) x 7' 2" (2.18m)
Study	8' 9" (2.67m) x 4' 3" (1.3m)
Bathroom	

Outside

Area of lawn and shrubs to the front of the property and a store (formerly the garage) measuring 10' 3" (3.12m) x 7' 7" (2.31m). Enclosed rear garden with paved seating area, lawn and mature tree and shrubs.

Parking

Driveway parking to the front.

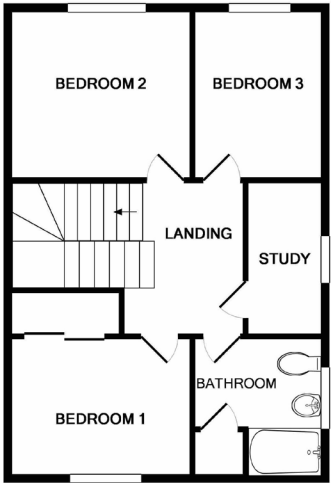
Agents Notes

Council Tax Band: Band C

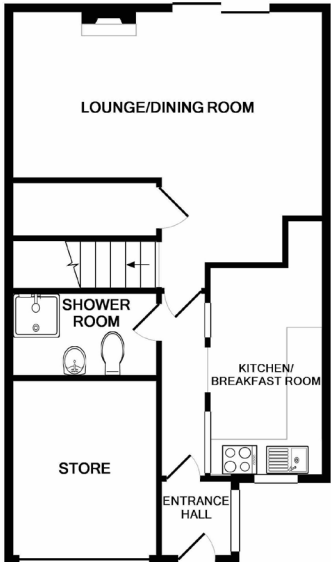
Directions

From the A380 Penn Inn roundabout heading for Newton Abbot (A381). Turn left for Sainsbury's Supermarket onto Keyberry Road. Continue straight ahead at the mini roundabout and then under the bridge. Take the first left into Keyberry Mill.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)



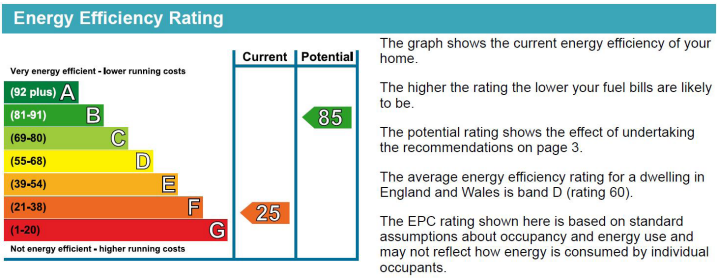
GROUND FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 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. 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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Full report available on request



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