

For Sale : £290,000

Decoy Road Decoy Newton Abbot



A 4 Bedroom Victorian Semi Detached Family House offering ample parking, front and rear access, level gardens and the possible potential of a single building plot subject to necessary Planning consents. The property occupies a level location opposite Decoy Country Park and has easy access for the A380 to Exeter and beyond, Supermarket and local Schools. An internal viewing is highly recommended for those seeking a spacious family home.

Decoy Road Decoy Newton Abbot

Stained glass door leading into:-

ENTRANCE VESTIBULE:- 7'5" by 7'4" (2m 26cm x 2m 24cm)

uPVC double glazed window. Tiled flooring. Storage cupboard housing consumer box. Cloaks cupboard with fitted shelving. Door leading into:-

ENTRANCE HALL:-

Staircase rising to the First Floor. Radiator. Picture rail. Coved ceiling. Understairs storage cupboard. Laminate flooring. Glazed door to:-

LOUNGE:- 15'10" by 12'5" (4m 83cm x 3m 78cm) into recessed Bay window

uPVC double glazed Bay window to front aspect. Radiator. Feature fireplace with wooden surround with multi fuel burner set on raised hearth. TV point. Coved ceiling. Laminate flooring.

DINING ROOM:- 13'10" by 9'4" (4m 22cm x 2m 84cm)

uPVC double glazed window. Feature fireplace with wooden surround and raised tiled hearth. Storage cupboards to either side of chimney breast with glazed display cabinets. Radiator. Laminate flooring. Coved ceiling. Arch through to:-

KITCHEN/BREAKFAST ROOM:- 17'0" by 12'1" (5m 18cm x 3m 68cm)

uPVC double glazed window to rear aspect. Kitchen area incorporates a range of fitted base units with rolled edge worktop surface areas. Part tiled walls. Matching range of wall mounted cupboards. Stainless steel extractor hood. Stainless steel sink unit. Plumbing for dishwasher. Gas cooker point. Fitted breakfast bar. Plumbing for washing machine. Cupboard housing combi boiler serving hot water and gas central heating. Further range of fitted base and wall cupboards. Coved ceiling. uPVC double glazed French doors leading onto the rear garden.

FIRST FLOOR ACCOMMODATION:

HALF LANDING:-

Steps up to Main Landing. Door off to:-

BEDROOM 2:- 13'0" by 8'8" (3m 96cm x 2m 64cm)

uPVC double glazed window to rear aspect. Radiator. Coved ceiling.

LANDING:-

Access to loft space. Coved ceiling.

BEDROOM 1:- 11'0" by 10'8" (3m 35cm x 3m 25cm)

uPVC double glazed window to rear aspect. Laminate flooring. Radiator. Coved ceiling.

BEDROOM 3:- 13'5" by 8'4" (4m 9cm x 2m 54cm)

uPVC double glazed window to front aspect offering pleasant views towards Decoy Country Park. Radiator. Coved ceiling.

BEDROOM 4:- 10'7" by 8'0" (3m 23cm x 2m 44cm)

uPVC double glazed window to front aspect offering pleasant views towards Decoy Country Park. Coved ceiling. Radiator. Laminate flooring.

FAMILY BATHROOM:-

uPVC obscure double glazed window. Panelled bath with chrome mixer tap. Wash hand basin. Low level WC. Tiled shower cubicle with folding door and fitted chrome Power Shower. Fitted mirror. Coved ceiling. Concealed lighting.

OUTSIDE:-

To the front of the property is a paved courtyard garden with off road parking for several vehicles enclosed by raised wall, pillars and wooden gate giving access to the rear garden. Steps lead up to the front door with wrought iron rails.

REAR GARDEN:-

The rear garden is of a generous size being level and approximately 100ft in length. The garden comprises a paved patio area with central path leading down the garden with level lawns on either side. To the side of the property are wooden gates which give access onto a level hardstanding area with stone boundary wall. Outside tap. External power points. At the rear of the garden is a large Detached Garage and parking area ideal for larger vehicles.

DETACHED GARAGE:-

Wooden doors. Power and light.

DIRECTIONS:-

From our Newton Abbot office continue along East Street turning right onto Church Road. Continue along to the end of Church Road and at the T junction turn right and immediately left onto Decoy Road. Continue for some distance along Decoy Road where the property will be found on your left hand side before the mini roundabout.

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 cooperation.

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2007/91/EC	



1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ. FT.
(61.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1230 SQ.FT. (114.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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