



Over 2000 Sq Ft Of Beautifully Presented Accommodation

12 Decoy Road | Newton Abbot | TQ12 1DY





PROPERTY TYPE

Semi Detached House



SIZE

2,045 sq ft



LOCATION



AGE

Edwardian (1901 - 1910)



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

...



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D



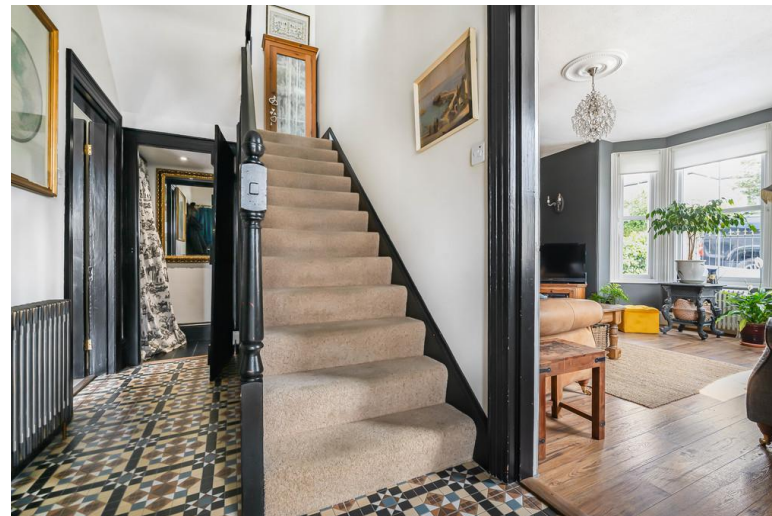
COUNCIL TAX BAND

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in a nutshell...

- Exquisitely Renovated Early 1900s Period Home
- Highly Sought After Location Near Decoy Country Park
- Three/Four Bedrooms Across Three Spacious Floors
- Stylish And Versatile Lower Ground Floor Annexe Potential
- Two Driveways And Garage With Ample Off Road Parking
- Stunning Kitchen/Breakfast Room With Island
- Elegant Reception Rooms With Fireplaces And Bespoke Storage
- Tastefully Designed Interiors Blending Period Charm





the details...

Situated in the highly sought-after Decoy area of Newton Abbot, with the picturesque Decoy Country Park virtually on the doorstep just a short stroll away, this exceptional early 1900s property offers beautifully presented and highly versatile accommodation arranged across three floors. Combining timeless period charm with stylish modern finishes, the property has been tastefully renovated throughout to an impressive standard, showcasing quality fixtures, bespoke features and elegant décor.

Perfectly positioned approximately half a mile from the vibrant town centre of Newton Abbot, the property enjoys convenient access to an excellent range of amenities including shops, cafés, restaurants, bars and the mainline railway station, making it ideal for commuters and families alike.

To the front of the property are two separate driveways, one providing access to the garage and rear access, collectively offering off-road parking for multiple vehicles.

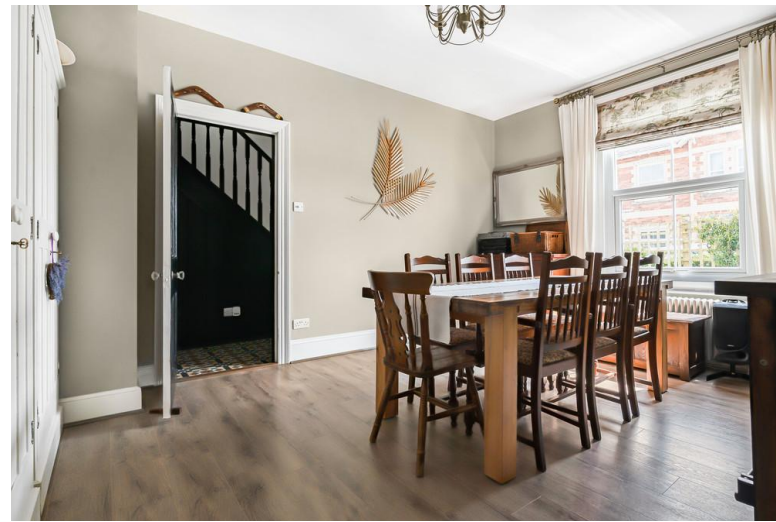
The accommodation begins with an entrance porch featuring tiled flooring and panelled walls, leading through to an impressive entrance hallway complete with tiled flooring, cast-style radiators and stairs rising to the first floor, with access to the principal reception rooms and lower ground floor.

The elegant lounge is filled with character, featuring a stunning bay window, sash-style UPVC double glazed windows, bespoke fitted storage cupboards, feature wall lighting and a striking fireplace. Dual aspect windows create a bright and inviting living space. The separate dining room continues the stylish theme, with bespoke fitted storage, designer cast-style radiators and a side aspect window, leading seamlessly into the stunning kitchen/breakfast room.

A real focal point of the home, the bright kitchen enjoys lovely views towards Decoy Country Park and is fitted with a range of matching base units, generous work surfaces, breakfast bar, metro tiled splashbacks, bespoke cabinetry designed to accommodate an American-style fridge freezer, a large pantry cupboard and a range cooker recessed into the chimney breast. There is additional space and plumbing for white goods, with steps leading out to the rear courtyard garden.



what the owner loves most...



**Approximate Gross Internal Area 2072 sq ft - 193 sq m
(Excluding Garage & Outbuilding)**

Lower Ground Floor Area 526 sq ft – 49 sq m

Ground Floor Area 851 sq ft – 79 sq m

First Floor Area 695 sq ft – 65 sq m

Garage Area 189 sq ft – 18 sq m

Outbuilding Area 119 sq ft – 11 sq m



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the location...

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how to get there...





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