

**SAMPLE  
MILLS**



**Keyberry Road  
Decoy  
Newton Abbot  
Devon**

**£285,000**  
FREEHOLD







Keyberry Road, Decoy,  
Newton Abbot, Devon

**£285,000 freehold**

This 3 bedroom semi-detached dormer bungalow is situated in the popular area of Decoy, providing easy access for all local amenities including Decoy Country Park, Sainsburys is a short walk away, as well as the mainline rail link to London Paddington, the town centre of Newton Abbot, and easy road access to the A380/M5 motorway for onward travel.

Internally the accommodation comprises entrance hallway, lounge, kitchen/dining room, rear utility porch, 2 double bedrooms and bathroom on the ground floor. On the first floor, there is a further double bedroom plus eaves storage.

Other benefits include gas central heating, uPVC double glazing, single garage and gardens front and rear.

Viewing is highly recommended.





### Storm Porch

Outside light. Composite door to:

### Entrance Hallway

Double panelled radiator. Wooden flooring. Smoke detector. Storage cupboard with shelving and wooden door. Door through to:

### Lounge – 4.01m x 3.48m (13'2" x 11'5")

Wooden flooring. uPVC double glazed windows looking over the front. Double panelled radiator. Open planned area through to:

### Kitchen/Dining Room – 5.00m x 3.58m (16'5" x 11'9")

Feature island display with wooden worktop surface areas with base units below. Further range of fitted base units. Belfast sink. Wooden worktop surface areas. Gas cooker point. Built-in storage cupboards. Cupboard housing Ideal combi boiler serving hot water and central heating. Tiled walls. Chrome mixer tap with flexi hose. uPVC double glazed window to the rear. Double glazed door onto:

### Rear Utility Porch

Plumbing for washing machine. uPVC double glazed door to the front and to the rear. Tiled floor. uPVC double glazed window to the side.

### Bedroom 1 – 3.38m x 2.67m (11'1" x 8'9")

Facing the front. Polished wooden floors. uPVC double glazed windows. Double panelled radiator.

### Bedroom 2 – 4.32m x 2.97m (14'2" x 9'9")

Facing the rear. Recessed area for built-in wardrobe. uPVC double glazed windows to the rear. Polished wooden floors. Double panelled radiator.

### Bathroom

'P' shaped bath with shower screen, chrome mixer taps, power shower over, two toned bevel edged tiled walls with feature wall. Vanity wash-hand basin. Low level w/c. Obscure glazed window. Access to loft area.

### Staircase to Landing

Eaves storage area. Louvre doors with further storage space. Door through to:

### Bedroom 3 – 3.71m x 3.38m (12'2" x 11'1")

Double bedroom. Open outlook over the area towards Wolborough Hill and over towards Decoy. Double panelled radiator.

### Outside

To the front of the property, there is a wall and hedge surround with mature bushes and shrubs. There is a gravelled area and a path with hand rail leading up to the front door. There is also a single garage.

To the rear of the property, there is a good size level lawned garden with borders, bushes, trees and shrubs, a summer house with a decked roped area, and fence surround. The gardens are mature and well established and enjoys a sunny aspect.

### Agent's Note

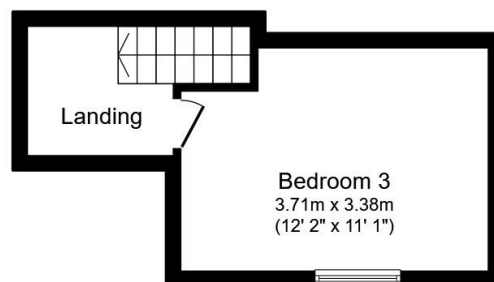
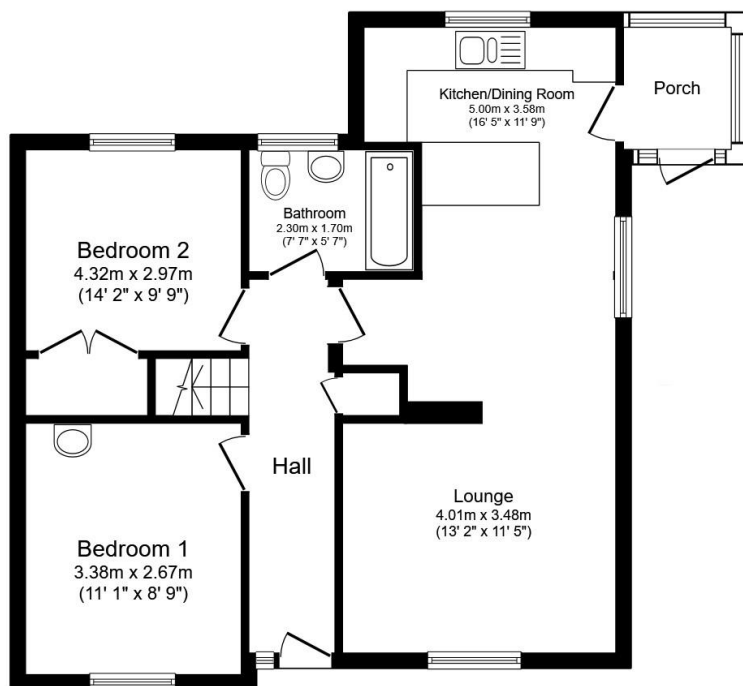
Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'E'

Long Term Flood Risk: Very Low

Planning Permission has been obtained for a new garage, off road parking and dropped kerb to front. For more information, please contact the office.





Total floor area: 84.2 sq.m. (907 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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