

**SAMPLE
MILLS**



**1 and 1a Deer Park Road
Decoy
Newton Abbot
Devon
TQ12 1DH**

£275,000
FREEHOLD





**1 and 1a Deer Park Road, Decoy,
Newton Abbot, Devon TQ12 1DH**

£275,000 freehold

No. 1 and 1a is an End of Terrace Victorian dwelling, plus a separate 1 bedroom self-contained annexe at the rear of the property providing home and income potential/or separate accommodation for a dependent relative, situated in the popular residential area of Decoy.

The accommodation was split several years ago and comprises a main 3 bedroom dwelling and a separate 1 bedroom self-contained flat at the rear of the property.

The main accommodation comprises entrance hallway, lounge with bay window, kitchen/diner, downstairs bathroom and 3 bedrooms on the first floor.

The adjoining annexe comprises lounge, bedroom, bathroom and kitchen area.

The property is located within easy access of all local amenities including schools, shops, public services, main rail line station Newton Abbot to London Paddington, running on a daily basis, with easy access for A380, A38 and M5 motorway.

The property benefits from gardens to the front and to the rear, and off road parking.

Viewing of this property is highly recommended, it is being sold with vacant possession.



MAIN HOUSE

uPVC double glazed door to:

Entrance Hallway

Double panelled radiator. Electric meter. Staircase to landing. Understairs storage. Wooden panelling to wall. Door through to:

Lounge – 3.90m x 3.40m (12'10" x 11'2")

Boxed bay window to the front. Feature fireplace with insert. uPVC double glazed window to the front.

Kitchen/Diner – 4.20m x 2.90m (13'9" x 9'6")

Wall mounted boiler. Range of base units. Stainless steel drainer with mixer tap over. Wall mounted cupboards. Coving to ceiling. Extractor fan. Space for fridge/freezer. uPVC double glazed window. Door to the rear.

Bathroom

Fitted base units. Wall mounted cupboards. Wash-hand basin. Low level w/c. Large walk-in shower unit with tiled walls and fitted power shower. Extractor fan. Fixed mirror, shaver light and socket.

Staircase rising to the landing

Wooden balustrade. Coving to the ceiling. Access to loft area.

Bedroom 1 – 3.30m x 3.30m (10'10" x 10'10")

To the rear. Coving to the ceiling. uPVC double glazed window to the side. Double panelled radiator.

Bedroom 2 – 3.70m x 3.10m (12'2" x 10'2")

Facing the front. uPVC double glazed window. Double panelled radiator. Coving to ceiling.

Bedroom 3 – 3.30m x 2.40m (10'10" x 7'10")

uPVC double glazed window to the front. Single panelled radiator.

Outside

Raised wall to the front with iron gate providing access to the front with surround. The rear comprising a concealed area with drying area and access onto the rear.

Agent's Note

Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'D'

Flood Risk: Very Low

SELF CONTAINED ANNEXE

Accessed from the rear.

uPVC double glazed door and windows providing access into:

Kitchen – 3.80m x 1.70m (12'6" x 5'7")

Built-in worktop. Fitted hob. Extractor fan. Base units. Stainless steel drainer. Wall mounted cupboards. Concealed lighting. Sliding door through to:

Lounge Area – 3.70m x 3.60m (12'2" x 11'10")

Double panelled radiator. Piano window. Cupboard with electric meter. Obscure glazed window. TV point.

Staircase to landing

Bedroom 1 – 3.60m x 3.10m (11'10" x 10'2")

uPVC double glazed window looking over the front. Double panelled radiator. Storage cupboard. Further storage cupboard with hanging rail. Coving to ceiling. Loft void access.

Bathroom – 3.40m x 1.70m (11'2" x 5'7")

Panelled bath, shower screen, part tiled walls and Mira shower. Obscure glazed window. Low level w/c. Wash-hand basin. Single panelled radiator. Airing cupboard, shelving, storage and wall mounted Baxi boiler serving hot water and central heating.

OUTSIDE

The Annexe enjoys its own entrance with a private outside space laid to paved patio and enclosed by brick wall and timber fencing.

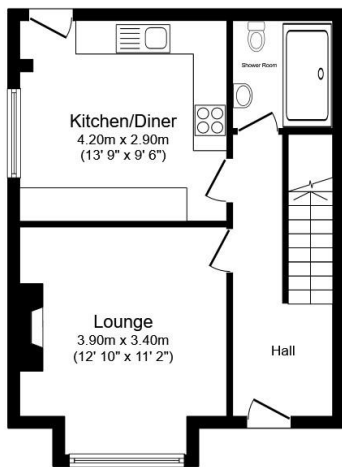
Agent's Note

Council Tax Band: 'A' £1645.42 for 2024/25

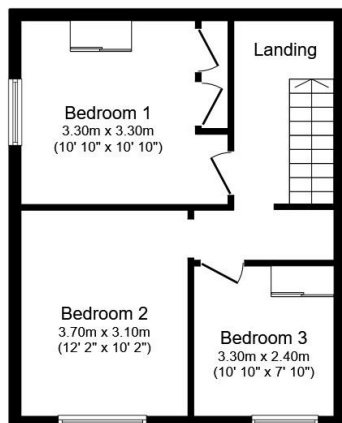
EPC Rating: 'D'

Flood Risk: Very Low

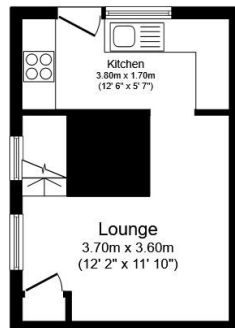




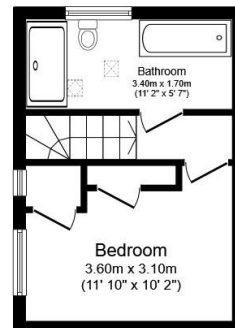
Ground Floor
Floor area 41.4 m² (446 sq.ft.)



First Floor
Floor area 39.9 m² (429 sq.ft.)



Annex Ground Floor
Floor area 20.2 m² (217 sq.ft.)



Annex First Floor
Floor area 20.2 m² (217 sq.ft.)

TOTAL: 121.6 m² (1,309 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	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.