



**SAMPLE
MILLS**

**Kingskerswell Road
Decoy
Newton Abbot
Devon**

£270,000
FREEHOLD





**Kingskerswell Road, Decoy, Newton
Abbot, Devon**

£270,000 freehold

A 3 bedroom Edwardian style property situated on the level close to Decoy Park with easy access to the A380, A38, M5 motorway, all other local facilities to include shops, schools, Sainsburys a short walk away, as well as the mainline rail link to London Paddington.

The property accommodation offers spacious family accommodation for those seeking an older style house which is full of character.

The accommodation comprises entrance vestibule with entrance hallway, lounge, separate dining room, kitchen and rear porch. The property has 3 bedrooms on the first floor and a family bathroom.

The property benefits from gas central heating, uPVC double glazing, a level rear garden with a patio area, detached garage, allocated parking and further parking space.

Viewing of this property is highly recommended for those seeking a property of this nature.



Wooden glazed door to:

Entrance Vestibule

Electric meter. Glazed door through to:

Entrance Hallway

Single panelled radiator. Laminated flooring. Pine doors through to the dining room and lounge.

Lounge – 3.80m x 3.60m (12'6" x 11'10")

uPVC double glazed bay window looking over the front with recesses on either side. Double doors. Double panelled radiator.

Dining Room – 4.00m x 3.80m (13'1" x 12'6")

Double panelled radiator. Feature fireplace with exposed brick work. Recessed area and strip pine cupboard to the side. Two further built-in pine storage cupboards below and over. Sash window to the rear. Wooden panelling to the wall. Understairs shelved storage cupboard. Door through to:

Kitchen – 3.40m x 2.60m (11'2" x 8'6")

Incorporating a range of fitted base units with worktop surface areas. Range of wall mounted display cabinets and storage cupboards. Ideal wall mounted boiler serving hot water and central heating. Part tiled walls. uPVC double glazed windows to the rear and to the side. Glazed door to:

Rear Porch

uPVC double glazed French doors providing access to the rear of the property. Outside light.

Staircase to Landing

Storage cupboard with double opening doors. Access to loft area.

Bedroom 1 – 5.00m x 3.05m (16'5" x 10'0")

To the front. Double panelled radiator. uPVC double glazed window. Feature fireplace, wooden surround, cast insert, recess either side. TV points. Dado rail.

Bedroom 2 – 3.60m x 2.60m (11'10" x 8'6")

Facing the rear. uPVC double glazed French doors onto Juliet balcony with views over the Decoy fields, parks and surrounding area. uPVC double glazed window to the side. Single panelled radiator. Laminated flooring.

Bedroom 3 – 3.01m x 1.80m (9'11" x 5'11")

uPVC double glazed window to the rear. Picture rail.

Bathroom – 2.00m x 1.80m (6'7" x 5'11")

Comprising 3 piece suite. 'P' shaped bath. Vanity wash-hand basin. Recess. Low level w/c. Velux window. Concealed lighting. Tiled flooring.

Garage – 4.80m x 2.80m (15'9" x 9'2")

Opening doors. Power and light.

Outside

To the front of the property, there is a raised wall, wrought iron gate and garden.

To the rear of the property, the property has access off the rear porch to a patio area, walled surround and fence surround, lawned garden and path leading to the rear of the property where there is a detached garage and allocated parking space.

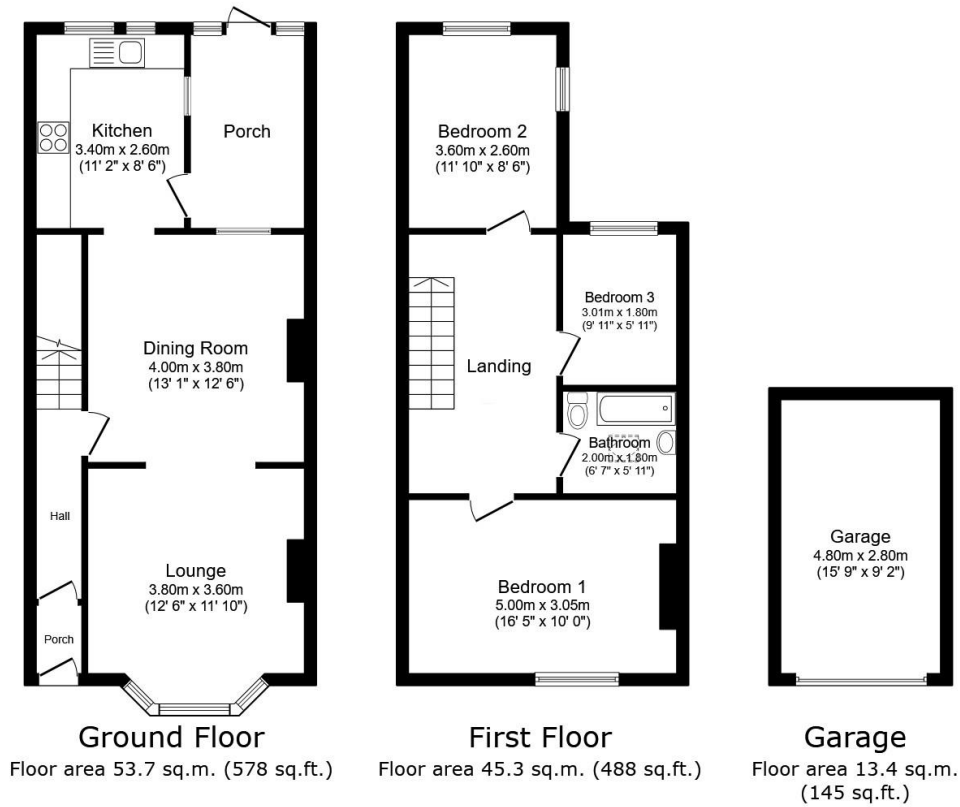
Agent's Note

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

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Total floor area: 112.4 sq.m. (1,210 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		85 B
69-80	C	72 C	
55-68	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.