

**SAMPLE
MILLS**



**Decoy Road
Decoy
Newton Abbot
Devon**

£450,000
FREEHOLD





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

£450,000 freehold

A well-presented 3 bedroom Victorian family home located with easy access to all local amenities including parks, schools, shops, doctors, dentists, racecourse, pubs and restaurants, the main rail line station to London Paddington, which runs on a daily basis, the A380, A38, M5 motorway and link road to Torbay.

The internal accommodation comprises entrance hallway leading to the lounge, separate dining room, and modern kitchen with integrated appliances including fridge/freezer, additional freezer plus dishwasher. Upstairs, there are 3 bedrooms and a shower room. From the landing, a staircase rises to 2 further areas in the loft.

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

The property has period features to include cast iron fireplace and ceiling rose.

Viewing is highly recommended.



Part glazed door opening through to:

Entrance Hall

Hardwood flooring. Understairs storage cupboard. Staircase rising to first floor. Ceiling rose. Door to:

Lounge – 5.04m x 4.78m (16'6" x 15'8")

Open cast iron fireplace with mantle surround on hearth. Cabinet housing 2 radiators. uPVC double glazed bay window to front. Coving to ceiling. Ceiling rose. TV point.

Dining Room – 4.50m x 3.96m (14'9" x 13'0")

Feature fireplace with cupboard space to side and shelving over. Hardwood flooring. Single panelled radiator. uPVC double glazed window to side. Ceiling rose. Coving to ceiling. Opening through to:

Kitchen/Breakfast Room – 4.74m x 2.77m (15'7" x 9'1")

Inset 1½ bowl single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Breakfast bar. Integrated fridge/freezer. Integrated additional freezer. Integrated dishwasher. Cupboard housing plumbing for washing machine. Cupboard housing space for tumble dryer. The worktop surface incorporates splash backs. Electric cooker point with extractor hood over. Spotlight points. uPVC double glazed windows to 2 aspects. Hatch to the roof space. uPVC double glazed double doors providing access to the rear garden.

First Floor Landing

Staircase providing access to the loft area. uPVC double glazed window with views over towards Aller and Kingskerswell.

Bedroom 1 – 4.09m x 3.58m (13'5" x 11'9")

uPVC double glazed window overlooking the front and enjoying distant countryside views and over towards Decoy woods. Single panelled radiator. Coving to ceiling. Ceiling rose.

Bedroom 2 – 4.02m x 2.74m (13'2" x 9'0")

Cast iron feature fireplace. uPVC double glazed window overlooking the rear garden. Single panelled radiator. Ceiling rose.

Bedroom 3 – 4.01m x 2.16m (13'2" x 7'1")

Single panelled radiator. uPVC double glazed window overlooking the rear garden.

Shower Room and w/c

Shower cubicle with fitted shower. Inset wash-hand basin with drawer space below and tiled splash back. Low level w/c. Heated towel rail. Inset spotlight points. Obscure uPVC double glazed window.

From the landing, a staircase rises to 2 further areas in the loft.

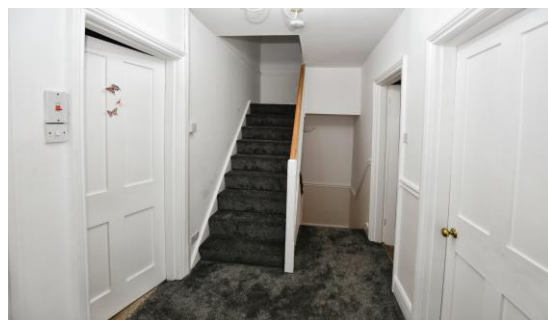
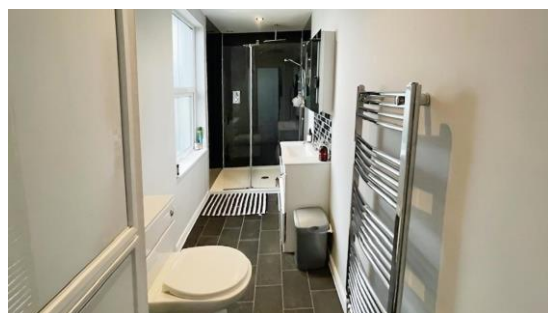
Outside

To the rear of the property, is an area which has been laid to patio leading onto 2 areas predominantly laid to lawn with a dividing pathway up to a summerhouse. There is also a garden shed and various bushes, plants, trees and shrubs. There is also a paved area where there is an outside tap and a courtesy door through to the garage which has metal up and over door plus off road parking to the front.

Agent's Note

Council Tax Band: 'D'

EPC Rating: 'D'





Ground Floor
 Floor area 60.5 m²
 (651 sq.ft.)

First Floor
 Floor area 45.8 m²
 (493 sq.ft.)

Garage
 Floor area 15.7 m²
 (169 sq.ft.)

TOTAL: 122.1 m² (1,314 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



3 Bank Street
 Newton Abbot
 TQ12 2JL

Tel: 01626 367018
 sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation.com](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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.