

**SAMPLE
MILLS**



**West Mount
Decoy
Newton Abbot
Devon**

£299,000
FREEHOLD





West Mount, Decoy, Newton Abbot, Devon

£299,000 freehold

A spacious 4 bedroom Detached property situated in the popular residential area of Decoy boasting some outstanding open views over the surrounding area and across to Decoy Country Park, Decoy Woods, Wolborough Hill and beyond.

The property is located within easy reach of all local amenities including supermarkets, primary and secondary schools, leisure facilities, the mainline rail link to London Paddington and the A380 for onward road journeys.

The accommodation comprises entrance hall, lounge, dining room, kitchen, 2 bedrooms and bathroom on the ground floor, plus there are 2 further bedrooms on the first floor.

The property benefits from gardens to the front and rear, gas central heating and has mainly double glazed windows.

Viewing is highly recommended for purchasers seeking a spacious detached property in this most convenient location.



Storm Porch

Outside light. Glazed timber door with display window leading into

Entrance Hall

Stairs rising to the first floor. Storage cupboard. Wooden panelling to wall. Wall mounted control for central heating. Radiator. Coved ceiling. Access to loft area. Stripped wooden flooring. Smoke detector. Door off to

Lounge 21'11" x 11'10" (6.68m x 3.61m)

Stripped wooden flooring. Window to front aspect providing pleasant open outlook towards Wolborough Hill and Decoy Country Park, Decoy Woods and beyond. uPVC double glazed window to rear aspect. Feature fireplace with timber surround, mantel over and tiled hearth with fitted log burner. 2 radiators. Coved ceiling. Door off to

Bedroom 1 11'11" x 9'11" (3.62m x 3.02m)

uPVC double glazed window to front aspect with pleasant open outlook over Decoy Country Park, Decoy Woods, Wolborough Hill and surrounding area. Radiator.

Bedroom 2 11'11" x 9'11" (3.62m x 3.02m)

Crittall window to rear aspect. Radiator. Coved ceiling.

Bathroom 5'8" x 2'9" (1.74m x 0.84m)

Panelled bath. Wash hand basin. Low level WC. Tiled walls. Obscure glazed window. Circular light. Radiator.

Dining Room 15'1 x 8'10" (4.60m x 2.70m)

Radiator. Exposed beams to ceiling. Feature fireplace with timber surround and insert. Stripped wooden flooring. TV point. Doors opening onto the Kitchen.

Kitchen 11'4" x 6'1" (*3.46m x 1.86m)

Range of fitted base units with worktop surface areas over. 4 ring radiant hob. Built in single oven. Wooden framed double glazed windows to rear and side aspects. Doors to both sides to rear garden. Tiled flooring. Belfast sink with chrome mixer tap over. Exposed brickwork to far wall. Concealed lighting. Display area. Tiled shelving.

Staircase from the Entrance Hall leads up to the

Landing

Velux window. Eaves storage. Doors off to

Bedroom 3 16'1" x 8'8"

Velux window. Eaves storage. Storage cupboard housing boiler serving hot water and gas central heating.

Bedroom 4 11'10" x 8'8"

Velux window. Eaves storage. Radiator.

OUTSIDE

The property is approached via steps with wooden handrails leading to the front Porch. The garden to the front is sloped and has a range of plants and shrubbery. Raised wall at the front. Subject to the necessary planning consents, this area could be excavated out to create off road parking.

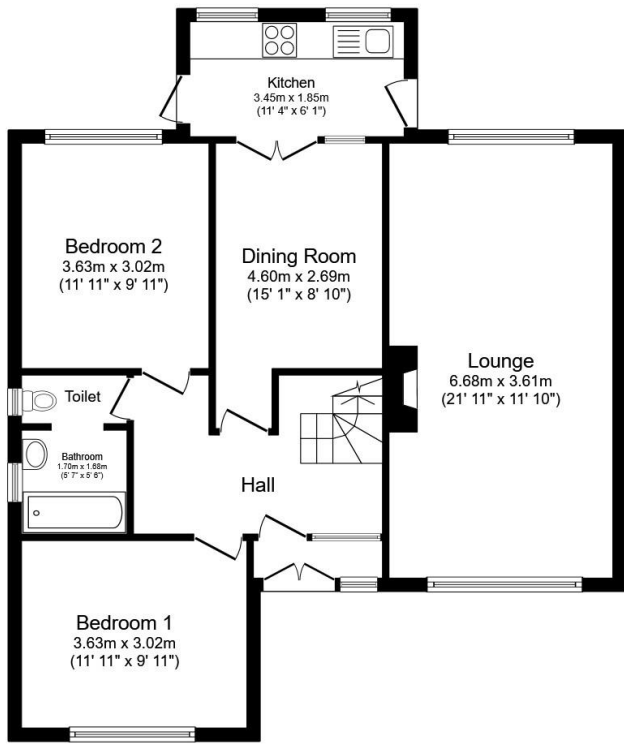
Pathway leads round to the rear garden with a wooden gate providing access. There is a paved area with steps leading up to a drying area and a lawned garden. There is also a further patio area which is situated at the rear of the garden where you can enjoy some fine views over the surrounding area, Wolborough Hill and Decoy Woods. There is a fence surrounding. The property backs onto open fields at the rear.

AGENTS NOTE:

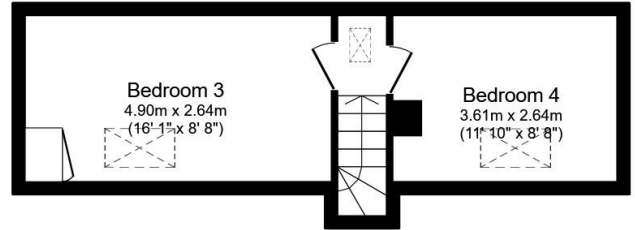
Council Tax Band: 'D' £2333.45 for year 2023/24

EPC rating: 'E'





Ground Floor



First Floor

Total floor area 108.1 sq.m. (1,164 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 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.