

**SAMPLE
MILLS**



**Keyberry Road
Decoy
Newton Abbot
Devon**

£260,000
FREEHOLD





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

£260,000 freehold

A characterful end of terrace Victorian property situated in the popular residential area of Decoy providing easy access for all local amenities to include Decoy primary school, Decoy and Forde Parks, Sainsburys supermarket, the mainline railway station and the A380 for onward travel.

The property occupies a level location and has ample off road parking to the side, ideal for several cars and/or caravan/motor home.

Internally, the property retains many original features throughout, with the accommodation comprising lounge with open fireplace, separate dining room and kitchen on the ground floor, with 2 bedrooms and a 4 piece family bathroom on the first floor.

The property has a generous size mature rear garden incorporating a paved patio area, lawned areas, fishpond, a shed and separate workshop, with an abundance of mature plants, trees and shrubbery.

Further benefits include gas central heating and double glazing. Subject to planning consents, the property could be extended on the side to create additional living accommodation if required.



uPVC double glazed door opening into

Lounge 14'1" x 11'6" (4.29m x 3.51m)

Wooden box housing consumer unit. Coved ceiling. Feature open fireplace with attractive wooden surround, tiled insert with mantel over. Recesses to either side of chimney breast. uPVC double glazed window to front aspect. Engineered Oak flooring. Double panelled radiator. Display window. French doors opening into



Dining Room 10'11" x 10'4" (3.33m x 3.15m)

Two feature recesses with fitted shelving. Engineered Oak flooring. Wooden panelling to wall. Double panelled radiator. uPVC double glazed window to rear aspect. Understairs storage area. Door to Inner Hall with staircase rising to the first floor.

Kitchen 13'11" x 7'9" (4.25m x 2.35m)

Range of fitted base units with worktop surface areas over. Part tiled walls. Matching range of wall mounted cupboards. New Ideal gas fired combi boiler serving hot water and gas central heating. uPVC double glazed window to rear aspect. uPVC double glazed door providing access onto the rear.



FIRST FLOOR

Half Landing

Bathroom 7'3" x 6'11" (2.20m x 2.10m)

4 piece suite comprising bath with mixer tap over. Separate Shower cubicle. Low level WC. Pedestal wash hand basin. uPVC obscure double glazed window. Double panelled radiator.



Steps up to

Main Landing

Access to loft area.

Bedroom 1 14'9" x 10'2" (4.29M x 3.51m)

2 uPVC double glazed windows to front aspect. Feature fireplace with insert, grate and mantel over. Double panelled radiator. TV point.

Bedroom 2 12'2" x 8'5" 3.33m x 2.39m)

uPVC double glazed sash window to rear aspect. Feature fireplace with insert, grate and mantel over. Double panelled radiator.



OUTSIDE

A gravelled path leads to the front with off road parking to the side for several cars/ and/or caravan/motorhome.

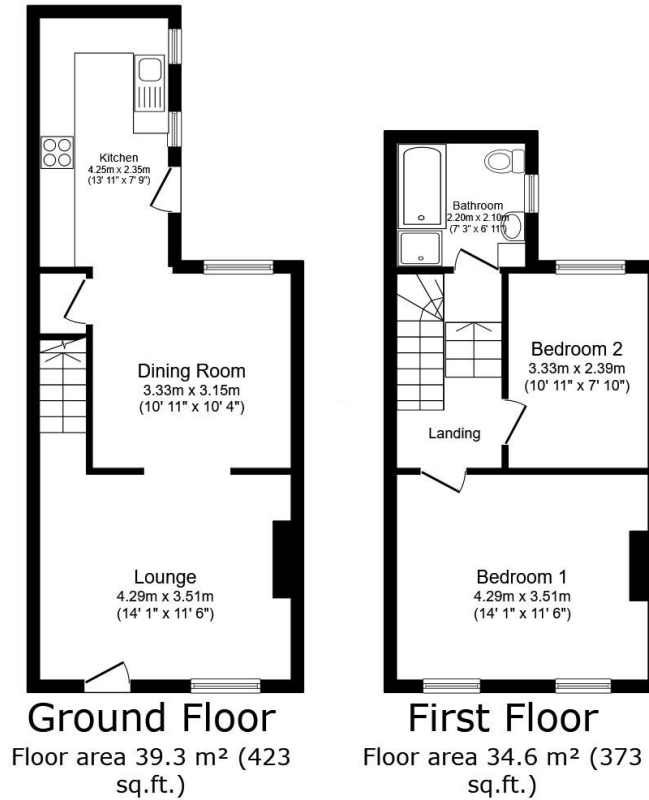
To the rear of the property is a generous size mature garden being well stocked with plants, trees and shrubbery and a timber fence surrounding. The garden incorporates a paved patio area, lawned areas with paved path leading up. Access gate for postman. Fishpond. Timber shed. Separate workshop.



AGENTS NOTE:

Council Tax Band: £2193.90 for year 24/25

EPC rating: 'F'



TOTAL: 74.0 m² (796 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		79 C
55-68	D		
39-54	E		
21-38	F	31 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.