



Decoy, Newton Abbot

- Semi-Detached Chalet Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Potential For Enlargement (stp)

- Superb Enclosed Gardens
- Garage Parking
- Sought After Location
- No Upward Chain

Asking Price:

£225,000

Freehold

EPC RATING: E47

33 Keyberry Road, Decoy, Newton Abbot, TQ12 1BX

A semi-detached chalet bungalow offering much potential situated in this highly sought after location. Set up above the road the property occupies a generous plot with enclosed gardens on three sides and with space for extension if required (subject to planning). At road level a single garage with up-and-over door provides parking.

Keyberry Road is located within the desirable Decoy area of Newton Abbot and is on the level for the local primary school, Sainsbury's supermarket and picturesque Decoy Country Park with its lake, play park and sports field. Newton Abbot town centre is under a mile walk with an excellent range of amenities.

Accommodation

The majority of the accommodation is on the ground floor and these rooms benefit from a gas central heating system. The front door opens to a hallway with airing cupboard off. The lounge overlooks the front, the dining room the side and the kitchen with side porch off overlooks the rear. There are 2 double bedrooms on the ground floor, one of which has a shower off and a family bathroom. On the first floor is a further double bedroom. Presented in clean and tidy order the interior lends itself to a degree of modernisation.

Ground Floor

| | |
|-------------|---------------------------------|
| Hallway | |
| Lounge | 13' 3" (4.04m) x 11' 0" (3.36m) |
| Dining Room | 9' 11" (3.03m) x 9' 8" (2.95m) |
| Kitchen | 12' 1" (3.68m) x 8' 0" (2.43m) |
| Porch | |
| Bedroom 1 | 12' 2" (3.7m) x 11' 1" (3.37m) |
| Bedroom 2 | 11' 1" (3.37m) x 8' 9" (2.67m) |
| Bathroom | |

First Floor

| | |
|-----------|--------------------------------|
| Landing | |
| Bedroom 3 | 14' 2" (4.32m) x 9' 9" (2.97m) |

Outside

The property has gardens to the front, side and rear.

Parking

Singe garage.

Agents Notes

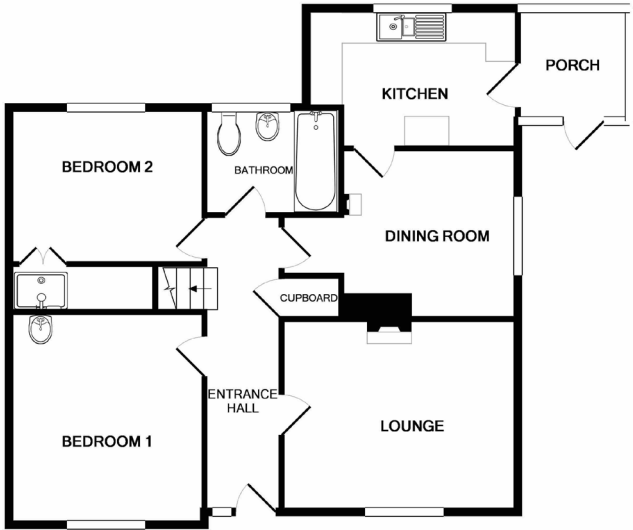
Council Tax Band: Currently Band C

Directions

From the Penn Inn roundabout at Newton Abbot heading towards the town centre. Keep in the left hand lane and bear left for Sainsbury's. Continue straight ahead at the Sainsbury's roundabout under the bridge. Continue past the left hand turning for Keyberry Mill and then the property can be found approximately 200 yards down the road on the left hand side.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 180 SQ.FT.
(16.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Full report available on request

