



## Decoy, Newton Abbot

- Video Walk-through Available
- Period Mid-Terraced House
- 4 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Family Bathroom & Additional WC
- Rear Courtyard & Decked Terrace
- Off Road Parking Space
- Popular Location
- Early Viewings Advised

4x 1x

ENERGY  
RATING  
C69

**Guide Price:  
£340,000**  
FREEHOLD

# 32 Keyberry Road, Newton Abbot, TQ12 1BX



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER

A superbly-presented Edwardian terraced property which has been lovingly restored by the current owners, situated near the centre of Decoy, one of the most popular suburbs of Newton Abbot. With well-kept original features blended seamlessly with more modern benefits such as double glazing, a combi boiler and modern kitchen, this family home is the perfect property for families looking to upsize.

## The Accommodation:

Entering the property through the modern composite door you are first greeted with the porch which has the original tiled flooring and provides space for coats and shoes. There is a wooden, partially glazed inner door which leads to the large and welcoming hallway with a beautiful staircase to one side with roll-top hand rail. The ceiling boasts the original coving. The current owners have also re-installed the dado rail and decorated in light colours making the entrance to the property a really light and airy, welcoming space. The large lounge is to the front of the property, it has a squared bay window, in-keeping with its age and also there is a log burner installed for those winter evenings, the room offers great space for furniture and has been freshly carpeted, decorated and enjoys high ceilings. Behind the lounge is the separate dining room with French doors out to the raised decking area. The room is an excellent size, currently housing a large dining table, office space and additional storage with ease. Towards the back of the property is a guest cloaks/WC which has been recently installed underneath the stairs. To the rear of the property is the recently installed 'dove grey' coloured Howdens kitchen; with double windows overlooking the rear and side door onto the decking, the kitchen is filled with natural light. The current owners have maximised the potential of the kitchen with superb worktop space and storage along with built-in fridge/freezer, dishwasher, wall-mounted electric oven, electric hob and built-in washing machine.

Upstairs, the property has a central landing which provides access to all the first-floor rooms. Unusual for this type of property, the current vendors have installed a large Velux window above the stairs

to grant the space extra natural light. The family bathroom offers an electric shower above the bath, WC and basin. There are two good sized single bedrooms and two very impressive double bedrooms. The second bedroom is currently being used as a play room and office and is an excellent size with bay window overlooking the front of the property. The master bedroom has a fitted wardrobe and French doors leading to a small balcony overlooking the rear courtyard. The property is fully double-glazed and has gas central heating.

## Outside:

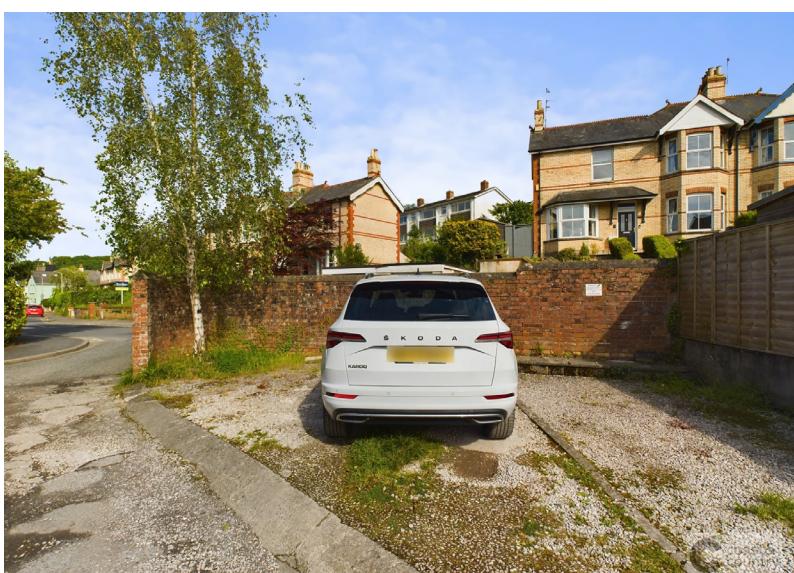
The property has a small paved front garden surrounded by a low-level brick wall. The rear courtyard has a raised decking area accessible both from the kitchen and dining area and is perfect for al-fresco dining. An outside staircase leads to a lower courtyard area which is enclosed with a stone wall. The property also boasts under house storage as well as under decking storage. From the courtyard is a gate onto the rear service lane, and further down this lane is one off road parking space included within the sale.

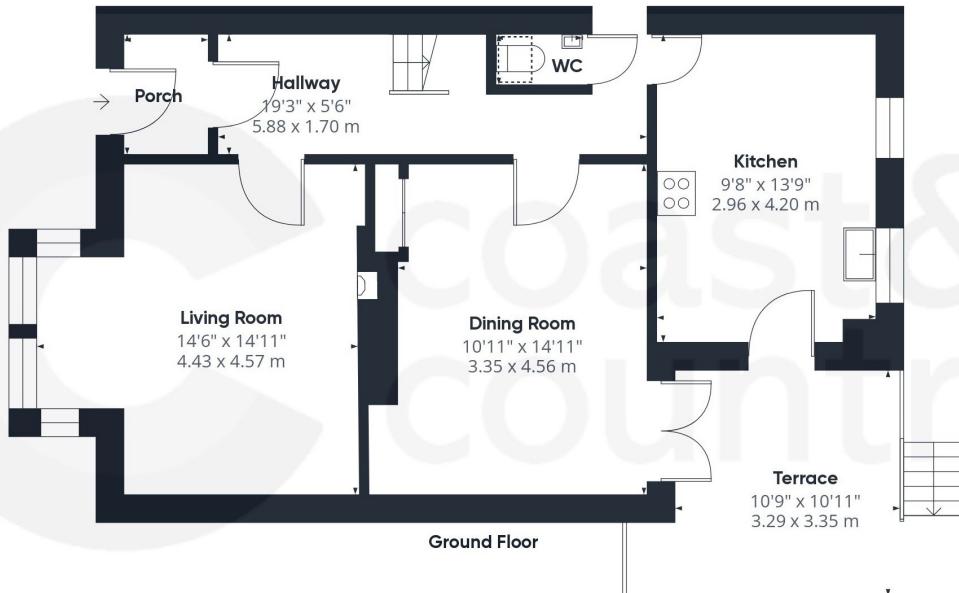
## Parking:

One off road parking space situated a very short distance from the property.

## Directions:

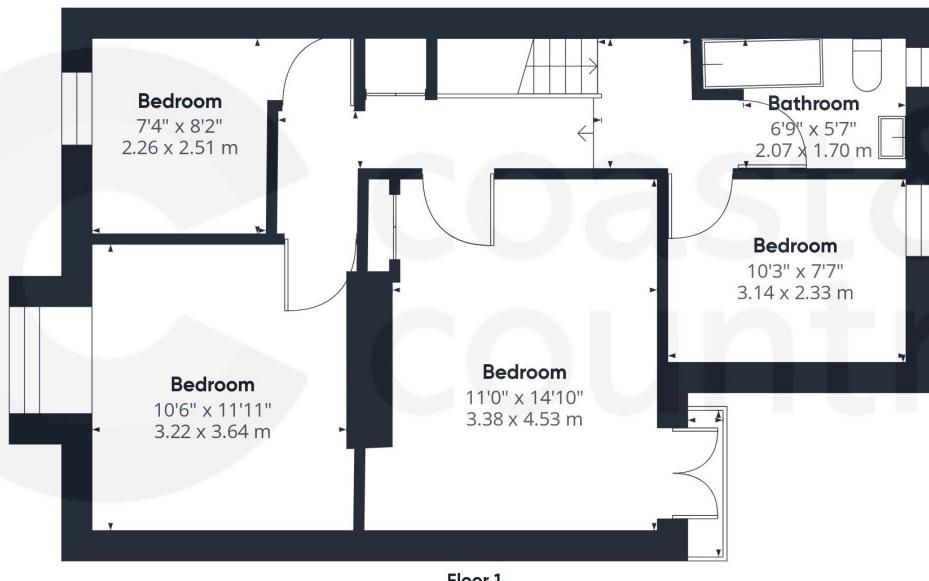
From the Penn Inn roundabout at Newton Abbot heading towards the town centre. Keep in the left hand lane and bear left for Sainsbury's. Continue straight ahead at the mini roundabout and under the bridge. The property can be found approximately 500 yards down the road on the right.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



#### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

#### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.