



## Forde Park, Newton Abbot



ENERGY RATING  
TBC

- Video Walk-through Available
- Spacious Period Home
- 6 Bedrooms (1 en-suite)
- 3 Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- 3 Bath/Shower Rooms / 5 WCs
- Extensive Parking, Garage & Studio Above
- Landscaped Garden
- Prestigious Address
- Superb Property

**Guide Price:**  
**OIEO £675,000**  
FREE

**Dromore 6 Keyberry Park, Newton Abbot, TQ12 1BZ**



**1000s of homes sold in Teignbridge**

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

## Dromore 6 Keyberry Park, Newton Abbot, TQ12 1BZ

A stunning home which is located in an enviable and desirable road within the sought-after Decoy area of Newton Abbot. This elegant Victorian semi-detached home offers an abundance of character and charm, boasting spacious and versatile accommodation including six bedrooms - one en-suite and three reception rooms. There is also an extensively fitted kitchen, breakfast room, separate utility and useful cellar rooms. There is a gas central heating system with underfloor heating in the sun lounge, utility and kitchen/breakfast room, and the majority of windows are double glazed. The property is situated within a generous plot with easy to maintain gardens, ample driveway parking and a detached garage with studio/home office, suitable for conversion to an annexe above. Internal viewings of this stunning period home come highly recommended to appreciate the period features, characterful and versatile accommodation, and enviable location on offer.

Situated within one of Newton Abbot's most prestigious and sought-after locations, Keyberry Park is within Decoy; a highly-regarded residential area on the outskirts of the town. Nearby there is a very popular school and the picturesque Decoy Park and lake area with children's play park and large open green space. The market town of Newton Abbot offers an abundance of shopping and leisure facilities and a mainline railway station. There is good access onto the A380, linking the Cathedral City of Exeter and the coastal resort of Torbay. The town centre, with its extensive range of amenities and mainline railway station, is approximately half a mile away.

### The Accommodation:

A feature double glazed entrance door and side panel leads to the reception porch with tiled flooring, door to hallway and further door to the sun lounge with tiled flooring and arched double glazed windows and French doors to front and further door to sitting room. The hallway is L-shaped with wood flooring, stairs to first floor, radiator with ornate cover, door and stairs leading to basement and large storage cupboard. The sitting room has a large walk-in bay window with sash windows, an impressive feature marble fireplace surrounding an open fire, picture rail and wood flooring. The dining room has a window to side and feature wooden fireplace with tiled insert and living flame fire with storage cupboards to either side. The cloakroom/WC is L shaped with low-level WC, wash basin and window. The kitchen is fitted with a range of wall and base units with solid wood work surfaces, tiled splashback, inset single drainer sink unit, spaces for range style cooker and fridge freezer, larder cupboard, two double glazed windows to side and archway to breakfast room with double glazed French doors and side panels leading to outside. The utility room has wall and base units, rolled edge work surfaces with tiled splashback, inset single drainer sink unit, plumbing for washing machine and dishwasher, space for tumble dryer, large storage cupboard and part-glazed door to outside. From the hallway stairs lead down to the cellar with storage area opening to a games room with bar area. On the first-floor landing there is a storage cupboard with slatted shelving. The bedroom to the rear has two windows with shutters, built-in wardrobe, feature fireplace and an en-suite shower room with shower cubicle, low-level WC, wash basin and obscure glazed window with shutters and heated towel rail. Bathroom with Jacuzzi bath, shower over, tiling to surround, rail and curtain, low level WC, pedestal wash basin, wood panelling to dado level, obscure-glazed window with window shutters and storage cupboard. Further bedroom with feature fireplace and window to side and the master bedroom has a walk-in bay window with windows enjoying pleasant view towards Decoy woods and feature fireplace. There is

another bedroom which is currently used as a dressing room with built-in wardrobes to one wall and sash window to side. On the second-floor landing there is access to the loft, bedroom with feature fireplace, storage cupboard and sash window. Bathroom with panelled bath, mixer tap, shower attachment, low-level WC, vanity wash basin, heated towel rail and Velux window. Further bedroom with feature fireplace, storage cupboard and sash window enjoying a pleasant outlook towards Decoy woods.

### Outside:

The front garden is to the side of the driveway with lawned area, wide selection of shrubs and bushes and a mature tree. To the side of the garage a gate leads to the rear garden where there is a covered walkway and gate to rear. The rear garden comprises a paved area making an ideal outside dining area, gate and steps lead to a further paved patio, gravelled area and raised shrub borders, steps and double gate lead to a further garden area with level lawn, raised borders and paved terrace making an ideal area for enjoying the sun and alfresco dining, greenhouse and timber shed. There is also a studio/annexe (situated above the garage) with Air B&B potential with glazed French doors and windows to front and rear, en-suite shower with shower, low level WC, pedestal wash basin, heated towel rail and obscure glazed window.

### Parking:

Outside to the front there are timber double gates leading to a gravel driveway/parking area which provides ample off-road parking. There is a wooden carport and the gravel driveway extends towards a single garage with timber double doors. The garage has power and light and courtesy door to side.

### Directions:

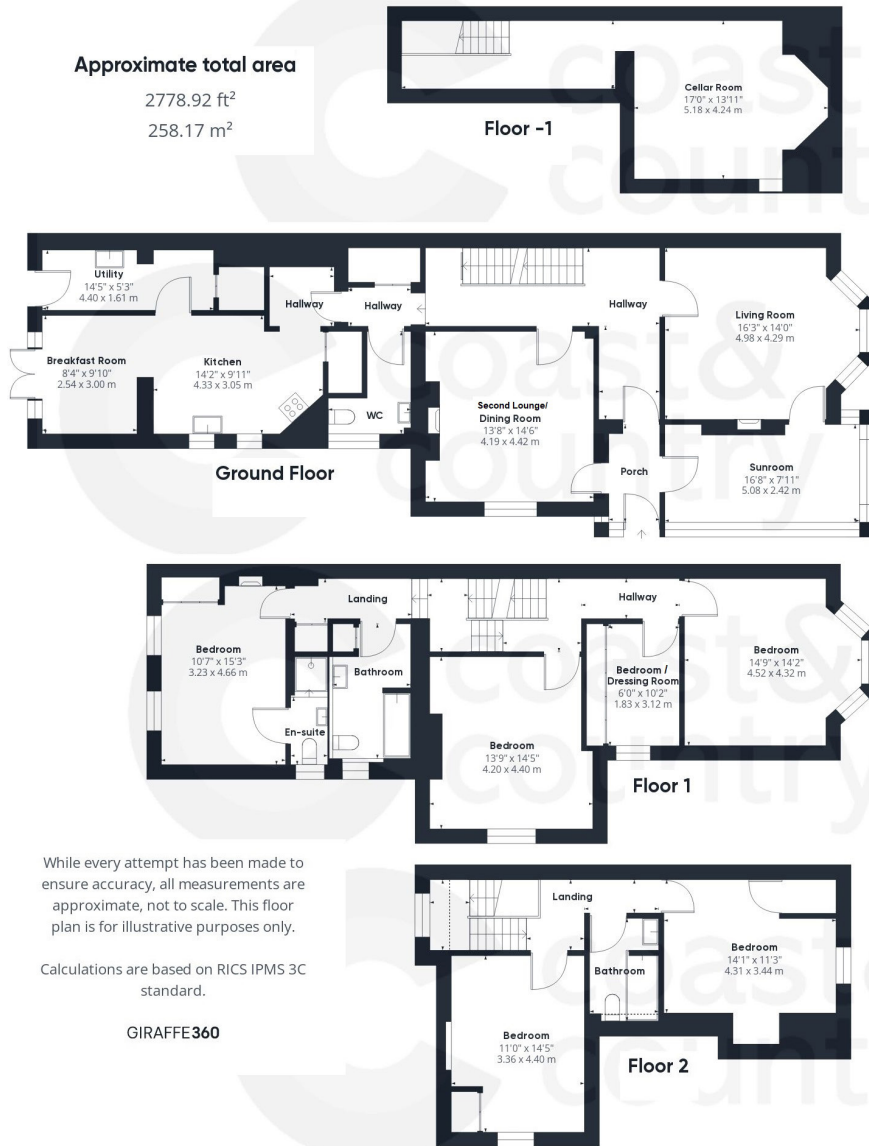
From the A380 Penn Inn roundabout heading towards Totnes A381, turn left for Sainsbury's supermarket. Head past Sainsbury's under the bridge. Take the next turning on the right and the property can be found on the right.



# Dromore 6 Keyberry Park, Newton Abbot, TQ12 1BZ

## Approximate total area

2778.92 ft<sup>2</sup>  
258.17 m<sup>2</sup>



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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

This property is situated in a conservation area.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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  $\pm$  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.