

SIMPLY GREEN

West Mount, Decoy

Newton Abbot





# THREE BEDROOM TERRACED TOWNHOUSE

- ◆TERRACED TOWNHOUSE
- ◆TWO DOUBLE BEDROOM WITH STORAGE
- ◆GARAGE
- ◆IN NEED OF MODERNISATION
- ◆SOUGHT AFTER AREA OF DECOY
- ◆NO ONWARD CHAIN
- ◆FANTASTIC FIRST TIME BUY
- ◆GOOD SIZED LOUNGE
- ◆KITCHEN AND SEPARATE UTILITY
- ◆TENURE - FREEHOLD

Three-Bedroom Mid-Terrace Home in West Mount, Decoy – No Onward Chain  
Located in the sought-after area of Decoy, this three-bedroom mid-terraced home is offered to the market for the first time in over two decades with no onward chain. Enjoying far-reaching views across Newton Abbot, the property offers spacious accommodation across three levels, a garage with parking, and a landscaped front garden. While in need of modernisation, this home presents an excellent opportunity for first-time buyers or investors.





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#### Accommodation

Upon entering, a UPVC double-glazed door with an obscured panel and matching side window leads into the entrance hallway, where stairs rise to the first floor. The hallway provides access to the kitchen/breakfast room, which features a range of wall and base units, work surfaces with tiled splashbacks, an inset sink and a half with a mixer tap, and space and plumbing for white goods. A UPVC double-glazed window to the front allows natural light to fill the space.

The lounge, situated at the rear of the property, boasts a picturesque outlook over the surrounding area. With a central heating radiator, coved ceilings, an electric fire, and TV and power points. Stairs lead down to the lower ground floor, where there is under-stair storage, and cupboards housing the gas and electric meters, and access to the integral garage. The garage benefits from power, lighting, and an electric up-and-over door. A further door leads into a versatile utility room, complete with work surfaces, base units, an inset sink, and space and plumbing for additional white goods. With an obscured double-glazed window to the rear, this space could also serve as a home office or hobby room.





On the first floor, the landing provides access to the loft, a storage cupboard with shelving, and all three bedrooms. The main bedroom, positioned at the front, is a well-proportioned double featuring a UPVC double-glazed window, central heating radiator, fitted wardrobes with sliding doors, and a range of hanging and shelving storage. The second bedroom, also a spacious double, includes fitted wardrobes, a further storage cupboard housing the immersion tank, and a UPVC double-glazed window to the rear, offering far-reaching views across Newton Abbot. The third bedroom, ideal as a study, benefits from a UPVC double-glazed window to the rear, a central heating radiator, and similar stunning views.

The family bathroom is fitted with a panelled bath with an electric shower over, a pedestal wash basin, and a low-level WC. Tiled surrounds, a vanity mirror with lighting and a shaver point, and an obscured UPVC double-glazed window to the front complete the space. Externally, the property features a lawned garden with mature shrubs to the front, accessed via a pathway leading to the entrance.

To the rear, there is a lawned garden area. The home also benefits from a parking space in front of the garage.

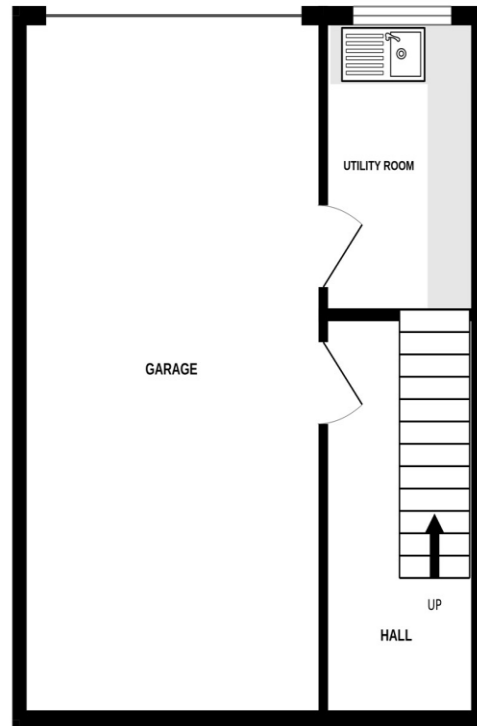
Situated in a desirable area of Decoy, this property offers convenient access to a wealth of local amenities, transport links, and Decoy Park. Viewing is highly recommended to appreciate the potential and accommodation on offer.

For more information or to arrange a viewing, contact us today!

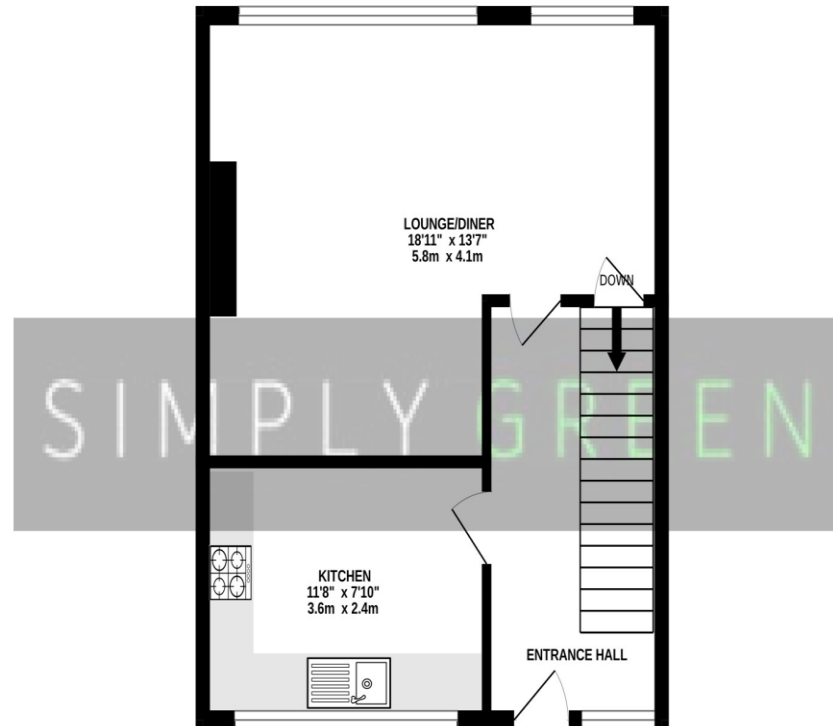


# FLOORPLAN

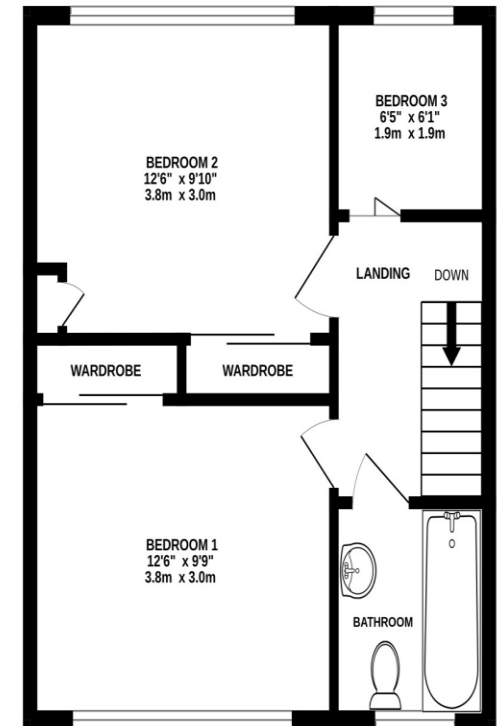
2ND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IF YOU'D PREFER TO MEET  
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For more information on this  
house or to arrange a viewing  
please call the office on:

01626 798440

Alternatively, you can scan  
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of this property online.



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