

SIMPLY GREEN

16 St. Micheals Rd.  
TQ12 1DJ





## 3 BEDROOM SEMI DETACHED

- ◆ Semi-Detached Bungalow
- ◆ 3 Bedrooms
- ◆ Modernised Spaces
- ◆ Large Garden w/ Expansive Patio
- ◆ brand New Driveway
- ◆ Garage
- ◆ Light & Airy
- ◆ Integrated Appliances
- ◆ Well Proportioned Rooms
- ◆ Close To Local Amenities

Situated in the highly sought-after area of Decoy, this semi-detached family home offers a rare opportunity to enjoy living in a prime Newton Abbot location. Ideally positioned within walking distance of the picturesque Decoy Park, the train station, and a selection of Newton Abbot's schools, this residence blends convenience with lifestyle. The accommodation is bright and spacious, featuring three well-proportioned bedrooms, versatile reception rooms, a well-appointed kitchen, and a contemporary bathroom. Externally, the property boasts beautifully level rear gardens—perfect for outdoor relaxation—as well as a driveway and private garage providing additional storage or parking convenience.





## Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall, connecting all principal rooms and setting the tone for the rest of the home. The lounge is generously proportioned and exudes a bright, airy ambiance—ideal for both relaxed living and entertaining. The kitchen has been thoughtfully modernised, featuring rich oak cabinetry paired with striking black marble-effect worktops. It comes fully integrated with a suite of appliances, including an eye-level oven, offering both style and functionality. The principal bedroom is a substantial and serene space, bathed in natural light and enjoying views over the private front garden. Across the hall, the second bedroom offers impressive dimensions, making it perfect for guests or family members. Currently arranged as a secondary lounge, the third bedroom provides a tranquil retreat. With elegant double doors opening directly onto the patio, it invites you to enjoy your morning coffee in the sun or unwind with views of the garden. Completing the home is a beautifully appointed main bathroom, finished with crisp white tiling and fitted with a ceramic wash basin, a full-size bath with overhead shower, and WC—designed to complement the home's refined aesthetic.





## External Features

At the front of the property, a newly laid two-car driveway provides both convenience and curb appeal, enhancing the home's versatility and first impressions. The landscaped front garden further elevates the setting, featuring a thoughtfully designed concrete pathway that leads to the main entrance. To the rear, the garden unfolds into an expansive and tranquil outdoor space. A generous patio area, accessible from both the kitchen and an additional reception/ bedroom via double doors, creates a seamless flow for indoor-outdoor living and entertaining. A central pathway winds through mature lawns and is bordered by carefully curated planting, adding colour and charm throughout the seasons. At the far end of the garden, the property benefits from a well sized garage, offering ample space for storage, a workshop, or secure parking—completing this impressive and well-balanced outdoor offering.

## Location

Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.

## Services

Main Gas, Mains Electric, Mains Water, Mains drainage.

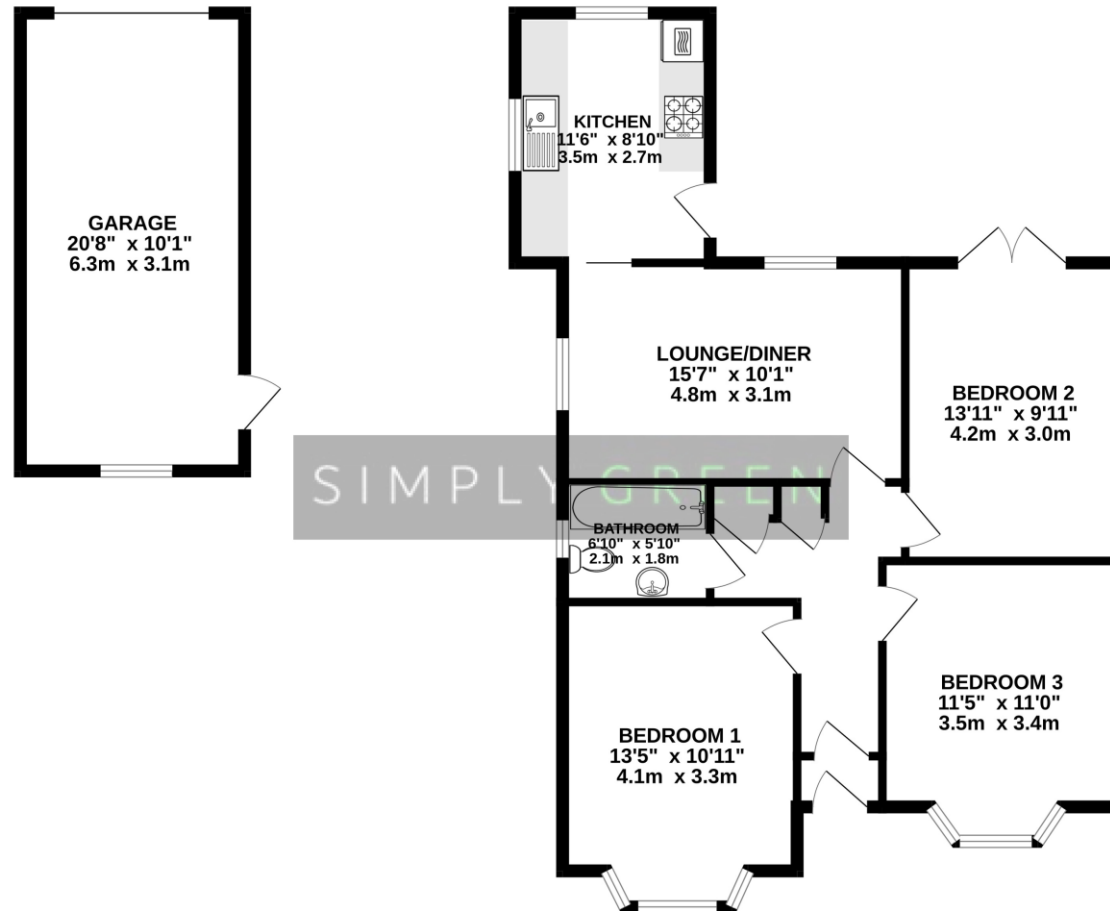
## Local Authority

Teignbridge District Council



# FLOORPLAN

GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

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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