



**Connells**

Forde Grange Decoy Road  
Newton Abbot



# Forde Grange Decoy Road Newton Abbot TQ12 1EP

for sale guide price  
**£250,000**



## Property Description

Set within the popular Forde Grange on Decoy Road, this spacious and well maintained three-bedroom family home offers the perfect combination of modern style and practical living.

On the ground floor, you are welcomed into a bright lounge, leading through to a superb open-plan kitchen/dining room complete with a breakfast bar, integrated appliances, and plenty of workspace. A separate utility room and a modern ground floor shower room provide added convenience for busy family life.

Upstairs, there are three well-proportioned bedrooms along with a contemporary family bathroom, finished to a high standard.

Outside, the property benefits from a private rear courtyard garden, ideal for low-maintenance living, entertaining, or relaxing outdoors. A garage provides secure parking or storage.

Perfectly positioned, the property is just a short walk from Decoy Country Park, with its open green spaces, woodland walks, and lakeside. Newton Abbot town centre, local schools, shops, and excellent transport links including rail and road connections, are all within easy reach.

This home is well-suited to families, first-time buyers, or those seeking a well-located, modern property with versatile living space.

## Front Of The Property

Wrought iron gate into the front garden with an area of lawn and step up to the main entrance with a patio area.

## Entrance Porch

Obscure double glazed window to the front, space for coats and shoes and a wall mounted electric radiator. Door into the lounge.

## Lounge

16' 6" x 11' 9" ( 5.03m x 3.58m )

Double glazed window to the front of the property, laminate flooring, and a wall mounted electric radiator.

## Kitchen/Diner

16' 6" x 12' 4" ( 5.03m x 3.76m )

Double glazed window to the rear, wall and base units, one and a half bowl stainless steel sink/drainer, integrated eye level double oven, electric hob with extractor over, integrated dishwasher, larder, space for fridge freezer, space for dining table, stairs to the first floor and a wall mounted electric radiator. Door to rear porch.

## Utility Room

5' 5" x 4' 8" ( 1.65m x 1.42m )

Skylight, wall and base units, plumbing for washing machine and space for additional appliances.

## Shower Room

Obscure double glazed window to the rear, walk in shower, WC, wash hand basin and fully tiled.

## First Floor

Storage cupboards, loft hatch and a wall mounted electric radiator.

## Bedroom One

12' max x 9' 8" ( 3.66m max x 2.95m )

Double glazed window to the front of the property, laminate flooring and a wall mounted electric radiator.

## Bedroom Two

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to the rear of the property, built-in storage cupboard and a wall mounted electric heater.

## Bedroom Three

8' 5" x 6' 3" ( 2.57m x 1.91m )

Double glazed window to the front of the property and a wall mounted electric radiator.

## Bathroom

Two obscure double glazed windows to the rear of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Garage

16' x 8' 1" ( 4.88m x 2.46m )

Up and over door with fitted shelving.

## Rear Of The Property

The rear courtyard is generously sized and is fully enclosed with paving slabs which provides a low maintenance upkeep. The rear gate gives access to the garage and parking area.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB313112](http://connells.co.uk/Property/NAB313112)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB313112 - 0003