

**SAMPLE
MILLS**



**Keyberry Road
Decoy
Newton Abbot
Devon**

£167,250

LEASEHOLD





Keyberry Road, Decoy,
Newton Abbot, Devon

£167,250 Leasehold

A deceptively spacious character Victorian 3 bedroom Maisonette, being one of four properties in the block, and is situated in the popular area of Decoy, providing easy access for all local amenities including Sainsburys a short walk away, as well as the mainline rail link to London Paddington, the town centre of Newton Abbot, and easy road access to the A380/M5 motorway for onward travel.

The property is being sold with NO CHAIN.

The spacious accommodation internally comprises an entrance hall, large lounge which overlooks the rear aspect, a kitchen also with window looking over the rear aspect, 3 bedrooms, 2 doubles and a single, which could be used as a home office/study, if required. There is also a recently refitted bathroom comprising shower cubicle, low level w/c, wash-hand basin and airing cupboard with a recently fitted gas combi boiler.

Further benefits include gas central heating and double glazing, a share of the large gardens situated to the rear of the property and allocated parking.

For those seeking a spacious character Maisonette situated close to all local amenities, this provides an ample opportunity.



Wooden door into:

Entrance Vestibule

Door off to:

Bathroom – 2.90m x 2.13m (9'6" x 7'0")

Recently fitted 1200 shower cubicle. Fully tiled walls. Tiled floor. Low level w/c. Wash-hand basin. Airing cupboard and built-in combi boiler. Ladder radiator. Extractor fan. Windows to the front.

Lounge – 3.66m x 3.56m (12'0" x 11'8")

Original windows looking over the rear. Feature fireplace with marble surround, insert and mantle over. TV point. Coving to textured ceiling.

Kitchen – 2.97m x 2.57m (9'9" x 8'5")

A range of fitted base units and wall mounted cupboards. Original window looking over the rear garden. Gas cooker point. Worktop surface areas. Shelving and storage.

Staircase to First Floor Landing

Double glazed window. Doors off to:

Bedroom 1 – 6.40m x 2.87m (21'0" x 9'5")

Velux window to the front. Casement window to the rear looking over the garden. Single panelled radiator.

Bedroom 2 – 6.40m x 2.29m (21'0" x 7'6")

Velux window to the front. Casement window to the rear looking over the garden. Single panelled radiator.

Bedroom 3 – 2.57m x 2.36m (8'5" x 7'9")

Velux window. Single panelled radiator.

Outside

The property has a share of the large gardens situated to the rear of the property. There are 4 flats in the block. The property also has allocated parking.

Agents Note

Council Tax Band: 'A' £1645.42 for 2024/25

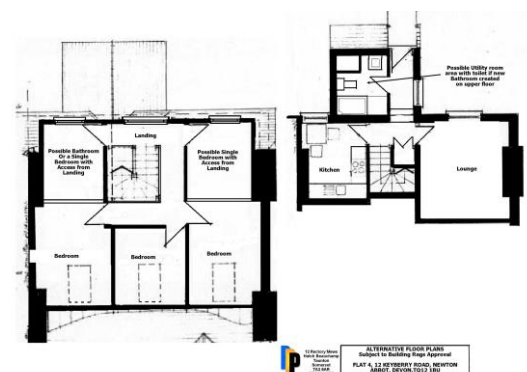
EPC Rating: 'E'

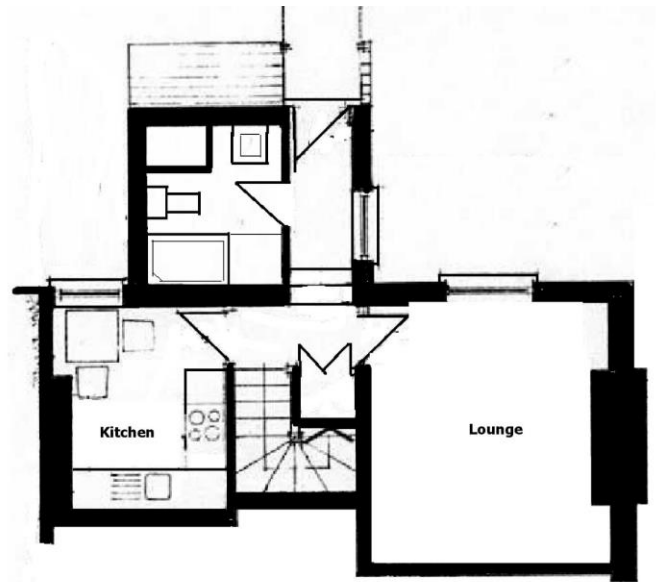
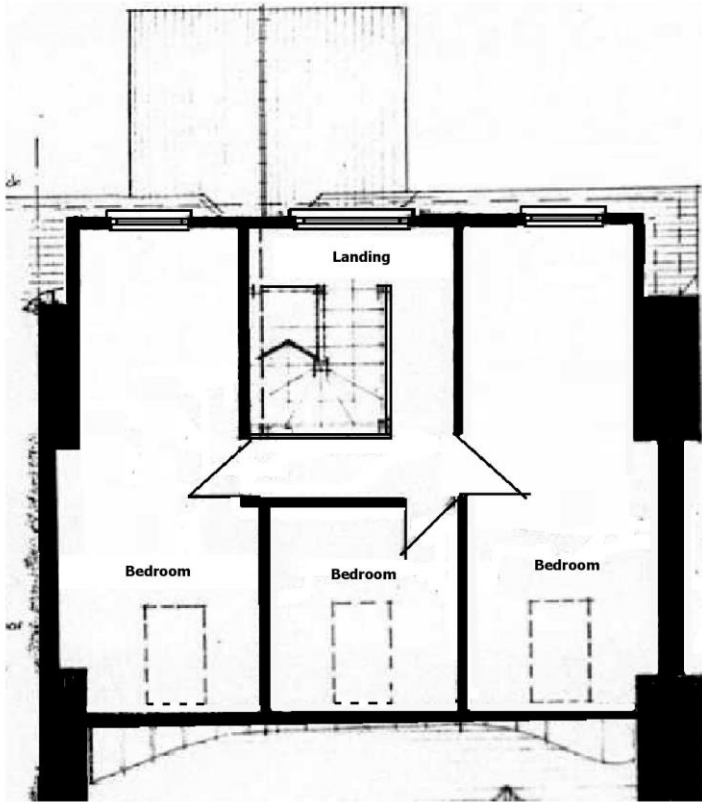
Tenure: Leasehold

Years left on Lease: 967 (999 year lease from 1992)

Maintenance Charge: Cost for buildings insurance (renewal in August) and any other items as agreed between tenants and costs split between the 4 flats, i.e. 25% each

Ground Rent: None payable





EXISTING FLOOR PLANS
FLAT 4, 12 KEYBERRY ROAD, NEWTON ABBOT, DEVON, TQ12 1BU



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.