

SAMPLE MILLS



Deer Park Road
Decoy
Newton Abbot
Devon

£325,000

FREEHOLD





Deer Park Road, Decoy,
Newton Abbot, Devon

£325,000 freehold

An End of Terrace 3 bedroom Victorian property and a 1 bedroom self-contained Maisonette, which is either an ideal investment property or home and income, and situated in the popular part of Decoy providing easy access for all local amenities to include schools, shops, public services, main rail line station Newton Abbot to London Paddington, running on a daily basis, access for A380, A38 and M5 motorway.

The accommodation briefly comprises, the house, entrance hallway, with 2 receptions, lounge, kitchen/breakfast room, downstairs bathroom and 3 bedrooms on the first floor.

Attached to the rear is a 1 bedroom Maisonette with its own separate bathroom and its own separate utilities. The Maisonette also has its own entrance and private outside space.

The property has off road parking to the rear for 2/3 cars, rear courtyard garden and is sold with vacant possession.

The property provides an ideal opportunity for house and income and is situated in a popular area.



MAIN HOUSE

uPVC double glazed door to:

Entrance Hallway

Double panelled radiator. Electric meter. Staircase to landing. Understairs storage. Wooden panelling to wall. Door through to:

Lounge – 3.90m x 3.40m (12'10" x 11'2")

Boxed bay window to the front. Feature fireplace with insert. uPVC double glazed window to the front.

Kitchen/Breakfast Room – 4.20m x 2.90m (13'9" x 9'6")

Wall mounted boiler. Range of base units. Stainless steel drainer with mixer tap over. Wall mounted cupboards. Coving to ceiling. Extractor fan. Space for fridge/freezer. uPVC double glazed window. Door to the rear.

Bathroom

Fitted base units. Wall mounted cupboards. Wash-hand basin. Low level w/c. Large walk-in shower unit with tiled walls and fitted power shower. Extractor fan. Fixed mirror, shaver light and socket.

Staircase rising to the landing

Wooden balustrade. Coving to the ceiling. Access to loft area.

Bedroom 1 – 3.30m x 3.30m (10'10" x 10'10")

To the rear. Coving to the ceiling. uPVC double glazed window to the side. Double panelled radiator.

Bedroom 2 – 3.70m x 3.10m (12'2" x 10'2")

Facing the front. uPVC double glazed window. Double panelled radiator. Coving to ceiling.

Bedroom 3 – 3.30m x 2.40m (10'10" x 7'10")

uPVC double glazed window to the front. Single panelled radiator.

Outside

Raised wall to the front with iron gate providing access to the front with surround. The rear comprising a concealed area with drying area and access onto the rear.

Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'D'

SELF CONTAINED MAISONETTE

Accessed from the rear.

uPVC double glazed door and windows providing access into:

Kitchen – 3.80m x 1.70m (12'6" x 5'7")

Built-in worktop. Fitted hob. Extractor fan. Base units. Stainless steel drainer. Wall mounted cupboards. Concealed lighting. Sliding door through to:

Lounge Area – 3.70m x 3.60m (12'2" x 11'10")

Double panelled radiator. Piano window. Cupboard with electric meter. Obscure glazed window. TV point.

Staircase to landing

Bedroom 1 – 3.60m x 3.10m (11'10" x 10'2")

uPVC double glazed window looking over the front. Double panelled radiator. Storage cupboard. Further storage cupboard with hanging rail. Coving to ceiling. Loft void access.

Bathroom – 3.40m x 1.70m (11'2" x 5'7")

Panelled bath, shower screen, part tiled walls and Mira shower. Obscure glazed window. Low level w/c. Wash-hand basin. Single panelled radiator. Airing cupboard, shelving, storage and wall mounted Baxi boiler serving hot water and central heating.

OUTSIDE

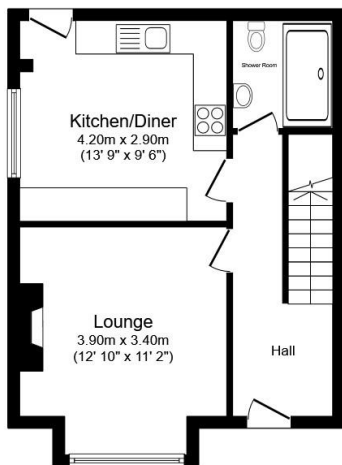
The Maisonette enjoys its own entrance with a private outside space laid to paved patio and enclosed by brick wall and timber fencing.

Agents Note

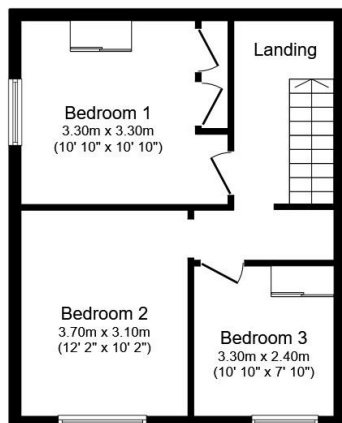
Council Tax Band: 'A' £1645.42 for 2024/25

EPC Rating: 'D'

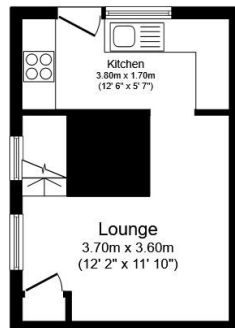




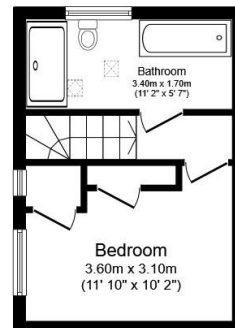
Ground Floor
Floor area 41.4 m² (446 sq.ft.)



First Floor
Floor area 39.9 m² (429 sq.ft.)



Annex Ground Floor
Floor area 20.2 m² (217 sq.ft.)



Annex First Floor
Floor area 20.2 m² (217 sq.ft.)

TOTAL: 121.6 m² (1,309 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	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.