



**SAMPLE
MILLS**

**Keyberry Road
Decoy
Newton Abbot
Devon**

**Guide Price
£300,000 - £325,000
FREEHOLD**





Keyberry Road, Decoy, Newton Abbot, Devon

Guide Price £300,000-£325,000 freehold

A 4 bedroom mid terrace family home, laid over 3 levels, with easy to maintain gardens front and rear, plus off road parking to the rear of the property.

The internal accommodation benefits from an entrance hall, living room, dining room, inner hall and kitchen on the ground floor. On the first floor, there are 3 bedrooms and a shower room. The lower ground floor comprises a utility cupboard, access to outside, a further bedroom plus bathroom.

Other benefits include gas central heating, uPVC double glazing and open fireplace in the living room.

The property is situated in the popular area of Decoy, providing easy access for all local amenities including Decoy Country Park, Sainsburys is 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.

Viewing is recommended.



GROUND FLOOR

Part double glazed door opening through to:

Entrance Hall

Radiator. Staircase rising to first floor. Door through to:

Living Room – 3.94m x 3.72m (12'11" x 12'2")

Feature open fireplace on tiled hearth with mantle surround. uPVC double glazed bay window to front. Radiator. TV point. Telephone point. Picture rail.

Dining Room – 3.96m x 3.15m (13'0" x 10'4")

Double panelled radiator. Fitted cupboard. uPVC double glazed window overlooking the rear. Picture rail. Door through to:

Inner Hall

Wall hung gas boiler for hot water and central heating system. Staircase providing access to the lower ground floor.

Kitchen – 3.35m x 2.52m (11'0" x 8'3")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extract hood above and electric oven beneath. Integrated dishwasher. Breakfast bar. Radiator. Partly tiled walls. uPVC double glazed window overlooking the rear garden. Space for fridge/freezer.

FIRST FLOOR HALF LANDING

Bedroom 3 – 2.49m x 2.39m (8'2" x 7'10")

Radiator. uPVC double glazed window overlooking the rear garden.

Shower Room and W/C – 2.92m x 1.60m (9'7" x 5'3")

Shower cubicle with fitted shower and sliding doors. Low level w/c. Inset wash-hand basin with cupboard space below and tiled splash back. Heated towel rail. Obscure uPVC double glazed window.

MAIN LANDING

Fitted cupboard. Single panelled radiator. Hatch to the roof space.

Bedroom 1 – 4.95m x 3.15m (16'3" x 10'4")

Radiator. uPVC double glazed window to front. Picture rail.

Bedroom 2 – 3.82m x 3.20m (12'6" x 10'6")

uPVC double glazed window overlooking the rear garden. Radiator. Picture rail.

LOWER GROUND FLOOR

Radiator. Cupboard housing washing machine plumbing. Space for further appliance. Half double glazed door leading to outside.

Bedroom 4 – 3.40m x 2.90m (11'2" x 9'6")

uPVC double glazed window. Radiator.

Bathroom and W/C – 3.20m x 2.49m (10'6" x 8'2")

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Radiator. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property, there is a tiled area set within an area laid to chippings, walled in with a pathway approach.

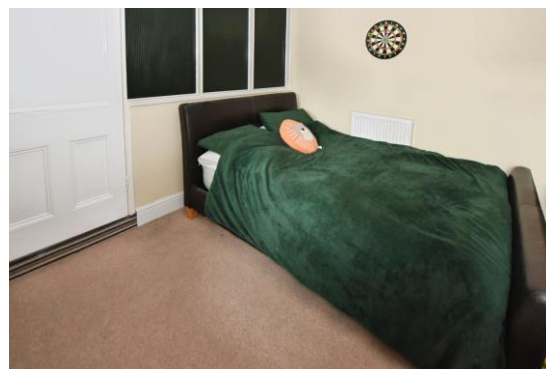
To the rear of the property there is an area which has been laid to patio which leads onto a garden predominately laid to lawn stocked with various bushes, plants and shrubs. There is also a garden shed and a gate providing access to the rear where there is off road parking.

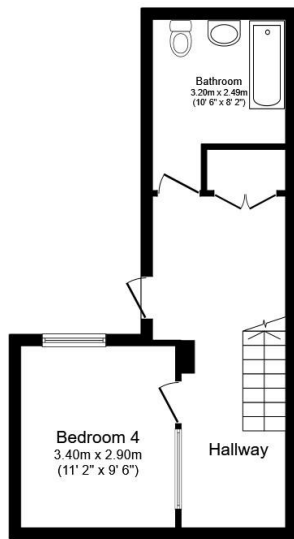
AGENT'S NOTE

Council Tax Band: 'C' £2299.64 for 2025/26

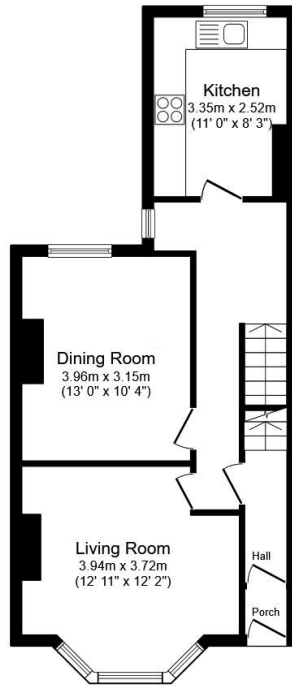
EPC Rating: 'C'

Long Term Flood Risk: Very Low

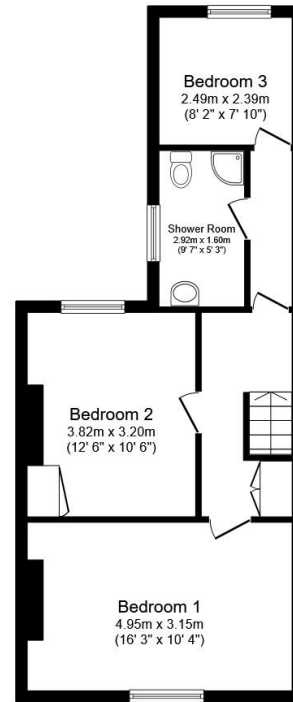




Lower Ground Floor
Floor area 37.4 sq.m. (402 sq.ft.)



Ground Floor
Floor area 47.5 sq.m. (512 sq.ft.)



First Floor
Floor area 48.7 sq.m. (524 sq.ft.)

Total floor area: 133.6 sq.m. (1,438 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		88 B
69-80	C	70 C	
55-68	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.

S712 Ravensworth 0191 917 9331