



1960's style Detached Bungalow

**3 West Mount | Newton Abbot | TQ12 1DL**



thoroughly good property agents





PROPERTY TYPE

Detached Bungalow



SIZE

1,074 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

50E



COUNCIL TAX BAND

D



## in a nutshell...

- Loft conversion
- 4 Bedrooms
- Living Room
- Kitchen Dining Room
- Ground Floor Bathroom
- Front & Gardens
- On Street Parking
- In need of refurbishment/modernisation
- Great location!







## the details...

CHECK OUT this Detached HOME, located just a short distance from Decoy Country Park & lake.

"Decoy Country Park, A Green Flag award winning country park and local nature reserve on the edge of Newton Abbot, provides an opportunity to enjoy formal playing fields and a large children's play area with a water play feature. Other popular amenities include a lake supporting water sports activities and a deciduous woodland with a trim trail incorporated into it."

The A380 bypass and Newton Abbot Town are also close by with Rail Station, shops, schools, amenities and more.

Set back from the road on an elevated plot, the property has a front Garden with steps leading up to the front door and Entrance... The Ground Floor gives a spacious dual aspect Living Room, a Kitchen Dining Room, Bathroom and 2 Bedrooms. The top floor, converted some 20+ years ago gives a further 2 Bedrooms, with some limited head height.

To the rear a good size rear Garden offers plenty of space, with pleasant views and a lawn Garden.

Gas central heating and main services.

Tenure: Freehold  
Council Tax Band D

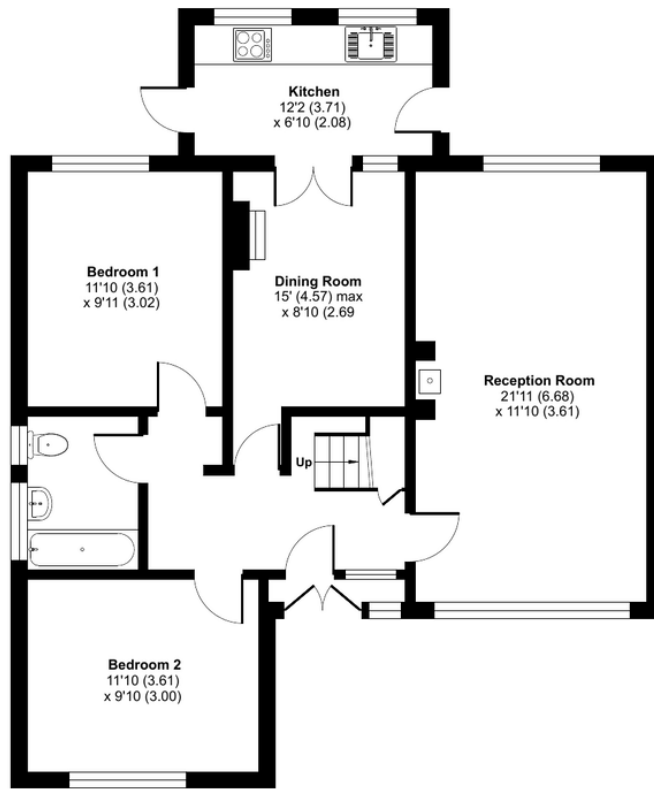


## what the owner loves most...

The far-reaching views and nearby walks around Decoy country park.



# the floorplan...



**GROUND FLOOR**

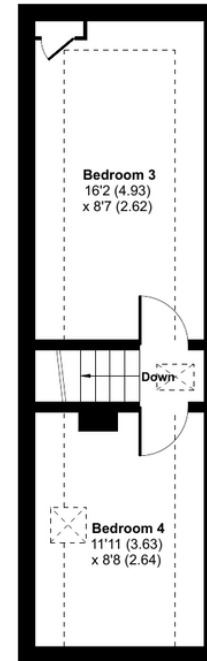
## West Mount, Newton Abbot, TQ12

Approximate Area = 1074 sq ft / 99.7 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 1167 sq ft / 108.3 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1134650



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