



22c Keyberry Road

Newton Abbot TQ12 1BX

Established

RENDELLS

1816

22c Keyberry Road

Newton Abbot, TQ12 1BX

Guide Price £225,000

A well presented three bedroom terraced house situated in the sought after Keyberry/Decoy area of the town. The property offers full uPVC double glazing an enclosed garden to the rear and a single garage with parking. No onward Chain.

Directions

Keyberry Road is conveniently situated within a short walk of local Schools and a Sainsburys super store. There is a regular bus services to the town centre and railway station with hourly services to Plymouth and Paddington London. Torbay with its wide range of leisure facilities is also within about 15 minutes drive of the property. The Dartmoor National Park which offers various activities including Walking, Riding, Climbing, Cycling and other rural pursuits is within about 20 minutes driving time. The A381 is within a short drive and gives easy access to the M5.

Entrance Hall Staircase to first floor, double radiator.

Kitchen

A uPVC double glazed window overlooking rear garden, work surface with inset stainless steel single drainer sink unit, tiled splashback, drawer and cupboard beneath with plumbing for washing machine to side. Further range of work surfaces with drawers and cupboards, 3 matching wall units over spaces for fridge and electric cooker, extractor unit, radiator, uPVC double glazed door to garden.

Living room/Dining Room

A uPVC double glazed window overlooking the front garden, cupboard under stairs, natural wood fire surround and mantle, granite hearth and inset electric fire, double radiator, uPVC double glazed double doors to rear garden.

Landing

A cupboard housing a Worcester gas fired combination boiler, access to loft space.

Bedroom One

A uPVC double glazed window to front aspect, double radiator.

Bedroom Two

A uPVC double glazed window overlooking the rear aspect, double radiator.

Bedroom Three

A uPVC double glazed window to front aspect, shelved storage cupboard, double radiator.

Bathroom

A uPVC frosted double glazed window to rear aspect, part tiled walls, panelled bath, wall mounted electric shower, pedestal wash hand basin, low level W.C, double radiator.



Outside

To the front there is an area of lawn garden with shrub borders and a path leading to the front door. To the rear of the property there is a small patio area that leads on to a central lawn with flower and shrub borders, pathway to the rear gate the leads out to the parking area and garage.

Services: The property is supplied by mains electricity, mains water, mains Drainage and Gas central heating.

Local and Planning Authority: Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax: Band: B

Energy Performance Certificate: Rating: D

Tenure: The property is freehold with vacant possession.

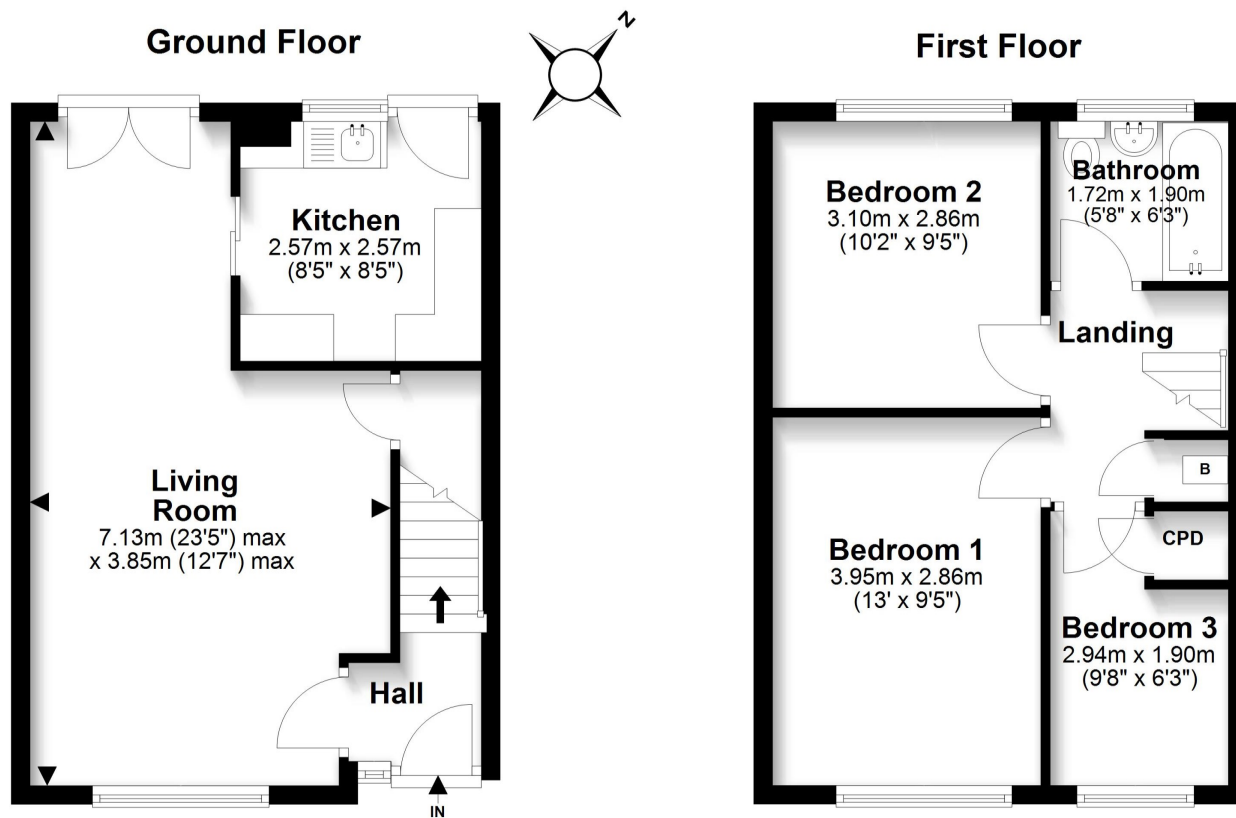
Wayleaves, Rights & Easements: The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing: The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate
Plan produced using PlanUp.

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Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.