



**SAMPLE
MILLS**

**Lonsdale Road
Decoy
Newton Abbot
Devon**

£435,000
FREEHOLD





**Lonsdale Road, Decoy, Newton Abbot,
Devon**

£435,000 freehold

Situated in one of Newton Abbot's most desirable residential areas, this attractive home combines generous and versatile accommodation with exceptional convenience. The town centre, highly regarded schools, a wide range of local amenities and Decoy Country Park are all within easy reach. For commuters, Newton Abbot's mainline railway station provides direct services to London Paddington and destinations across the South-West.

This charming two/three-bedroom Victorian villa offers spacious and flexible accommodation while retaining a wealth of character and period appeal.

The adaptable layout provides excellent scope to suit a variety of lifestyles, whether for families, professionals, downsizers or those seeking dedicated home-working space. Bright, well-proportioned rooms throughout create a welcoming and practical living environment.

At the heart of the home is a spacious open-plan kitchen and dining area, ideal for both everyday living and entertaining. Adjoining this is a generous living room overlooking the garden, providing a light and relaxing space to enjoy throughout the year.

A particular feature of the property is the additional ground-floor room, currently used as a bedroom but equally well suited as a home office, playroom, snug or hobby room. This flexibility significantly enhances the property's appeal and its ability to adapt to changing lifestyle needs.

On the first floor are two spacious and light-filled double bedrooms, together with a separate study and a well-appointed family bathroom. Many of the rooms enjoy attractive views over the surrounding area.



Outside

The property is approached via a sweeping gravel driveway leading to a detached garage and ample off-road parking.

The private south-west facing garden is a standout feature, offering a peaceful and secluded setting. Beautifully maintained, it enjoys mature planting, generous lawned areas and plenty of space for outdoor dining, entertaining or simply relaxing in the sun.

uPVC double glazed door to:

Entrance Hallway

Doors off to:

Downstairs Cloakroom

uPVC double glazed window. Wash-hand basin. Low level w/c.

Lounge - 5.83m x 4.04m (19'2" x 13'3")

Feature fireplace with brick surround, mantle over and hearth. Triple aspect uPVC double glazed windows. Radiator x 2.

Dining Area - 4.82m x 4.37m (15'10" x 14'4")

Radiator. Staircase rising to first floor. Understairs storage cupboard. Wooden flooring.

Kitchen - 5.45m x 1.80m (17'11" x 5'11")

Range of matching wall and base units. Drawers. Worktop surface areas. One and a half bowl sink unit with mixer tap over. Built-in double oven. Built-in hob. Plumbing for washing machine. Plumbing for dishwasher. uPVC double glazed window. uPVC double glazed door leading to outside with uPVC double glazed window to the side of the door. Further uPVC double glazed window. Wooden flooring.

Study/Bedroom - 3.75m x 3.32m (12'4" x 10'11")

Dual aspect uPVC double glazed windows. Two radiators.

Staircase off the Dining Area to First Floor Landing

Doors off to:

Bedroom 1 - 3.74m x 2.85m (12'3" x 9'4")

Double glazed window. Radiator.

Bedroom 2 - 3.97m x 3.25m (13'0" x 10'8")

Double glazed arch window. Radiator. Built-in bridging wardrobes with cupboards over.

Study/Bedroom 3 - 3.04m x 1.54m (10'0" x 5'1")

Double glazed window. Radiator.

Bathroom

Panelled bath with handrail, shower screen and shower attachment. Wash-hand basin. Obscure uPVC double glazed window. Partly tiled walls.

Agent's Note

Council Tax Band: 'E' £3,318.06 for 2026/27

EPC Rating: 'D'

Long Term Flood Risk: Very Low

Mains water and electricity connected

Heating: Oil Fired Central Heating

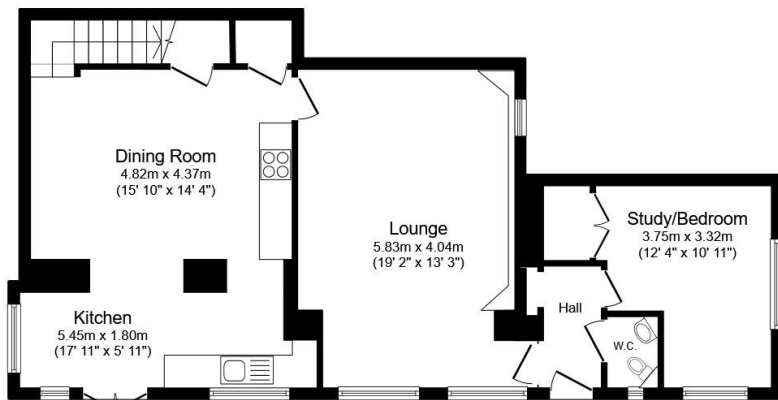
Broadband Availability: Openreach, Virgin Media

Standard 16 Mbps 1 Mbps

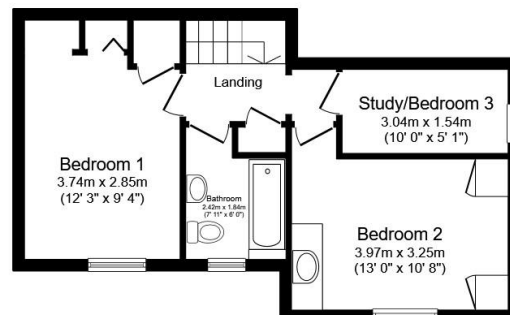
Superfast 80 Mbps 20 Mbps

Ultrafast 1800 Mbps 220 Mbps





Ground Floor



First Floor

Total floor area: 115.6 sq.m. (1,245 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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.

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