12 Deer Park Road

12, Deer Park Road, Newton Abbot, TQ12 1DH

A380 (Penn Inn): 0.5 miles, Newton Abbot (train station): 1 mile, Torquay (sea front): 6.0 miles, Exeter: 17 miles.

A well-presented Edwardian terrace property in a favourable residential area.

- Tastefully presented throughout
- 1141 sqft of accommodation
- Good access to mainline railway
- Walking distance to Decoy country park
- Three first floor bedrooms
- Ample reception space
- Charming rear garden
- Off-road parking
- Freehold
- Council tax band: B

Guide Price £270,000

SITUATION

Situated in one of Newton Abbot's most sought-after locations less than half a mile from Decoy Country Park, this period terrace property offers excellent access to local amenities. The town provides a variety of shops, eateries, and leisure facilities, as well as a choice of primary and secondary schools. Newton Abbot benefits from strong transport links to Torbay, Exeter, and Plymouth, with a mainline railway station offering further connections. The property is well-placed for those seeking convenience, with both urban and countryside attractions within easy reach.

DESCRIPTION

12 Deer Park Road is a fine example of an Edwardian terrace property, set in a popular residential area. Enjoy easy access to local amenities and offering accommodation that occupies two storeys offering 1141 sqft of accommodation. Having been tastefully updated over the years by the current vendors, it offers idyllic family living that combines three bedrooms, a shower room, comfortable reception space and a kitchen/dining room. To the rear of the property is a charming east facing courtyard garden with an off-road parking space beyond the garden accessed via the rear alley.

ACCOMMODATION

The ground floor benefits from two traditional reception spaces that have been opened to create an ideal open plan-style area between the two rooms. Currently used as a traditional sitting and dining room, with the sitting room enjoying a bay window and wood burner set within the fireplace. To the rear of the dwelling is a well-presented kitchen/dining room, a range of fitted wall and base units are accompanied by integral appliances including a dishwasher and oven. From the dining area is access into the utility room with space for appliances, the gas-fired boiler, wash hand basin and WC.

On the first floor are the property's three bedrooms, the master bedroom sits to the front of the dwelling, a comfortable double with a decorative feature fireplace. Two further bedrooms are split between the main and sub-floor, the second bedroom is double in size while the third bedroom is a well-proportioned single that offers space as a study. A well-appointed shower room services the property, comprising a shower, wash hand basin and WC

OUTSIDE

To the front of the property is an attractive paved approach with a path with three steps leading to the front door.

At the rear of the property is its charming East facing garden; paved to create idyllic space for outdoor seating or dining while offering space for decorative planting. A gate leads to the property's off-road parking, space for one vehicle with an EV charger fitted.

SERVICES

All mains services connected, gas fired central heating. Ofcom advises that ultrafast broadband and mobile coverage via all major providers are available to the property.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

LOCAL AUTHORITY

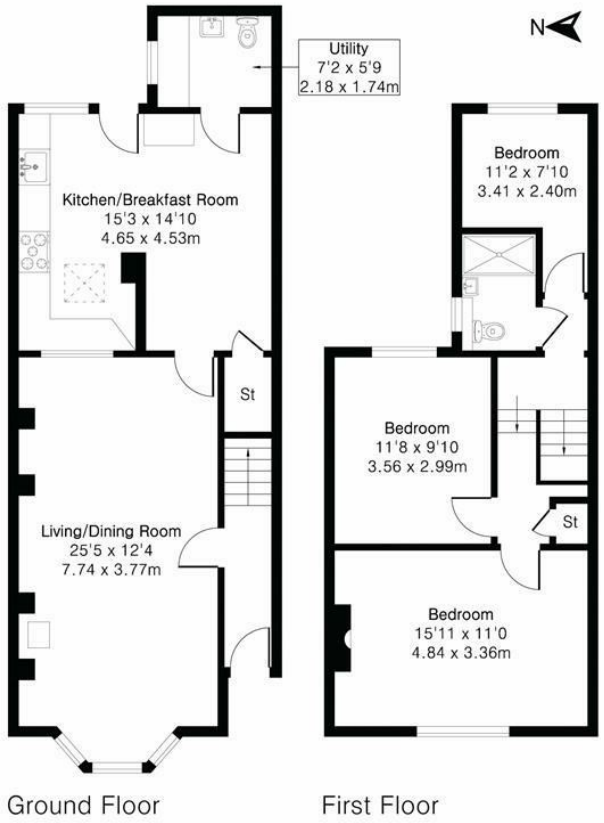
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From the Penn Inn roundabout by the A380, proceed on the A381 towards Newton Abbot and turn left at the first set of traffic lights signposted to Decoy Country Park. Continue for 1/3 of a mile, proceeding straight over the mini-roundabout and under the railway bridge. Upon reaching the roundabout, turn left onto St Michael's Road, proceed up the hill and take the first right onto Deer Park Road. Continue down the road for 60 yards where the property can be found on the left hand side.

What3Words: ///fruit.skips.cloth

Approximate Gross Internal Area 1141 sq ft - 106 sq m
Ground Floor Area 654 sq ft – 61 sq m
First Floor Area 487 sq ft – 45 sq m



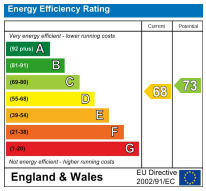
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk