



## Decoy, Newton Abbot

- Semi-Detached Bungalow
- 2 Bedrooms & Versatile Loft Space
- Lounge & Conservatory
- Kitchen / Breakfast Room
- Double Glazing & Gas Central Heating
- Garage, Carport & Parking
- Gardens
- Viewing Highly Recommended

Guide Price:  
**£300,000**  
Freehold  
EPC: B89



# 12 St. Michael's Road, Decoy, Newton Abbot, TQ12 1DJ

A superbly presented and spacious semi detached bungalow situated in the sought after Decoy area of Newton Abbot. The accommodation has been much improved by the current owner and comprises two double bedrooms and versatile loft space (see virtual tour), lounge and conservatory along with a kitchen/breakfast room and bathroom/wc. Gas central heating and double glazing are installed and outside there are level and easy to maintain gardens, under bungalow storage, garage, workshops and car port. Early viewings are recommended to avoid disappointment as bungalows within Decoy are always in demand.

St Michael's Road is a popular address in Decoy, on the edge of Newton Abbot. Decoy itself is particularly sought after due to its well-regarded primary school, Country Park with woodland walks around the lake and children's adventure park as well as being within walking distance of Sainsbury's supermarket and the railway station. Newton Abbot town centre with its wide range of shopping, business and leisure facilities, schools, hospital and bus station is approximately 3/4 mile away. For the commuter the A380 dual carriageway to Torbay and Exeter is 1/3 mile away.

## The Accommodation

An obscure double glazed entrance door with porch leads to the hallway with pitch pine flooring. The lounge has a walk in double glazed bay window with wooden shutters overlooking the front garden. Stove style gas fire with wooden surround and cupboard to either side along with pitch pine flooring. The kitchen/breakfast room has a range of base units with rolled edge work surfaces, tiled splashbacks and inset sink unit with water purifier, integrated oven and hob with extractor hood over, fridge and freezer, double glazed window to side, stairs to first floor attic room with cupboard under and double glazed French doors to the conservatory which has tiled flooring, overlooks and has French doors to the garden. There are two double bedrooms both with pitch pine flooring and the master with double glazed walk in bay window with wooden shutters. Also on this floor there is a bathroom with white suite comprising bath with mixer tap/shower attachment, low level wc with bidet attachment and pedestal wash basin, part tiled walls. Upstairs there is a landing with cupboard leading to an attic room with Velux window and eaves storage.

## Outside

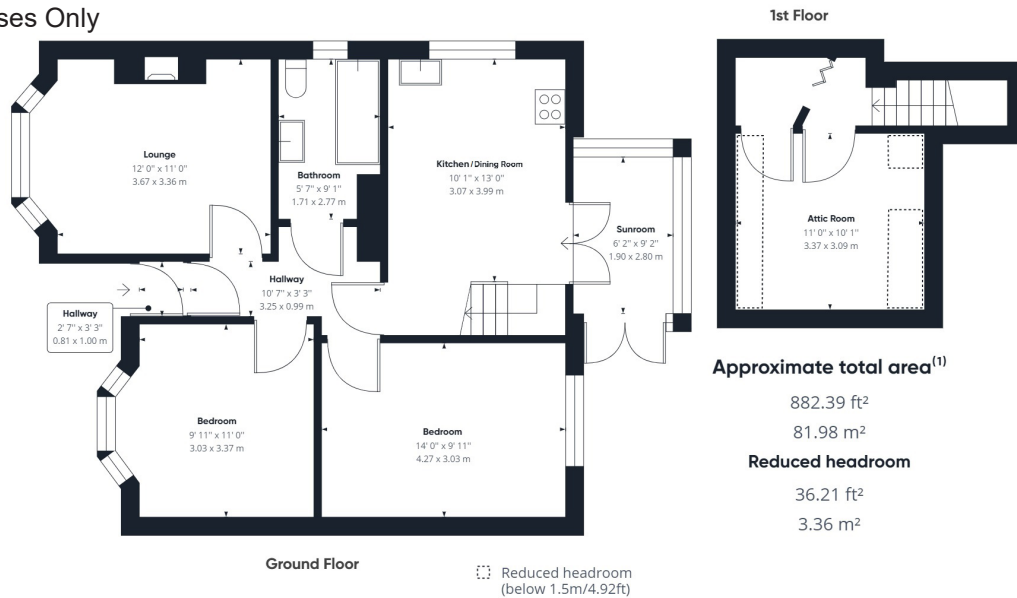
To the front there is a gate and path leading to the front door with lawn and fruit tree. The rear garden is enclosed and mainly level with lawn and raised vegetable borders, paved patio and drying area, outside tap, lean to garden store/greenhouse, access to under bungalow storage with power, light and plumbing for washing machine and gate to rear access lane.

## Parking

The garage has a metal up and over door and has been divided into two workshop/storage areas and can easily revert back if required. There is also a driveway and carport.

## FLOOR PLANS

For Illustrative Purposes Only



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m









## Agents Notes

### Tenure

Freehold

### Services

Electric, gas, mains water and drainage.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From the A380 Penn Inn Roundabout take the Newton Abbot exit and then take the first left into Keyberry Road. Go straight ahead at the mini roundabout, passing Sainsbury's supermarket on the left and continue under the railway bridge. At the roundabout take the first exit left into St Michael's Road.

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		