



Decoy, Newton Abbot

- Virtual Tour/Online Viewings Available
- Individual Detached House
- 3 Bedrooms (1 with en-suite WC)
- Dual-Aspect Lounge
- Kitchen/Breakfast Room & Bathroom
- Ample off Road Parking & Workshop
- Gas Central Heating & Double Glazing
- Low Maintenance Gardens

Guide Price:

£300,000

Freehold

EPC RATING: E42

20 St Michaels Road, Newton Abbot, TQ12 1DJ - Draft

A charming two double bedroom detached home situated in the sought after Decoy area of Newton Abbot. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage/workshop and conservatory along with ample off road parking. Properties within Decoy are always in demand and internal viewings are recommended appreciate the accommodation and gardens on offer.

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.

Accommodation: A multi obscure double glazed entrance door leads to the hallway with stairs to first floor with cupboard under. The lounge is dual-aspect with a walk-in double glazed window to the front and further window to the side, along with a feature stone fireplace and hearth with fitted 'living flame' gas coal effect stove. The kitchen/breakfast room has a range of wall and base units with rolled edge work surfaces, tiled splashbacks and inset single drainer sink unit and integrated appliances including oven, hob, fridge/freezer and spaces for other appliances, wall mounted gas boiler, double glazed window overlooking the rear garden and door to outside. Also on the ground floor there is a bathroom with white suite comprising panelled bath with shower over, low level WC, vanity wash basin and tiled flooring. Upstairs the landing leads to two double bedrooms, master with a walk-in bay window and fitted wardrobes and bedroom two with an en-suite WC.

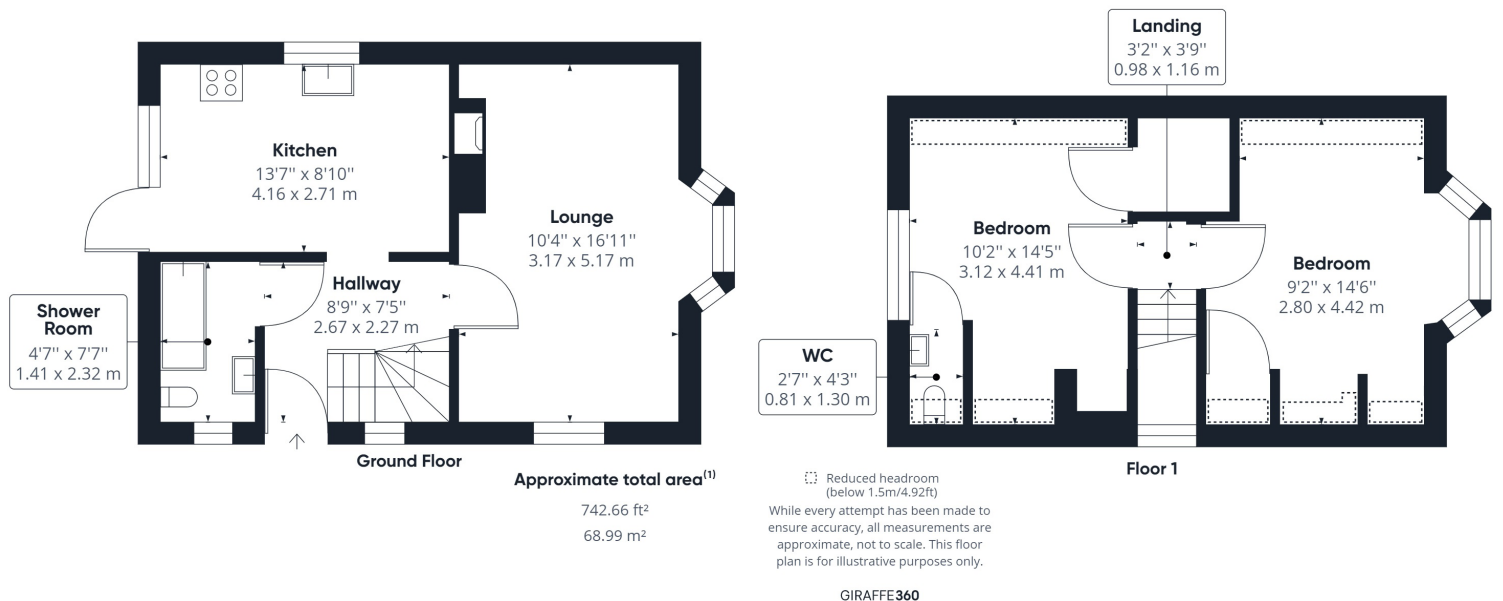
Gardens: Outside, the gardens are designed for ease of maintenance and to the front there is a gravelled area with a variety of shrubs. A gate and path to the side lead to the front door. The rear is level and enclosed, being of a generous size with large paved patio, gravelled area, flower and shrub border and there is a large timber garage/workshop with conservatory off which makes an ideal home office/hobbies room.

Parking: Ample off road parking with double wooden gates from rear service road.

Agents Notes:

Council Tax: Currently Band C

Floor Plans - For Illustrative Purposes Only



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 and follow the road along and around to the right.

Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.