



## 4 Keyberry Road, Newton Abbot - TQ12 1BU

£575,000 Freehold

Victorian Semi-Detached • Period Property • Four Reception Rooms • Modern Kitchen • Cloakroom WC • Master Ensuite  
• Double Garage • Large Rear Gardens with Woodland Area • Parking for Multiple Vehicles

  
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 **1 Bank Street**  
Newton Abbot TQ12 2JL



Introducing this large 5-bedroom Victorian semi-detached house, an exquisite period property that seamlessly blends classic charm with modern convenience. The grand entrance hallway immediately reveals the sense of space with high ceilings and a first view of the solid walnut floor that extends throughout most of the ground floor.

Either side of the hallway, discover a spacious living room and dining room, both illuminated with natural light from the large bay windows. These rooms both boast the original features of high ceilings, deep skirting boards and fireplaces.

Through a coloured glazed door at the rear of the hallway a third reception offers scope for a snug, playroom or workroom as required. This room also contains a built-in cupboard housing the condensing boiler for heating and hot water. Opposite this room is a spacious breakfast room and modern kitchen fitted with tiled floors and high-end appliances. Light in the kitchen is supplied by a large velux window, a side window and french doors to the garden. Nearby, a cloakroom WC and utility room offer convenience and practicality.

Upstairs, to the first floor you will find three generously sized bedrooms, each with original fireplace.

The principal bedroom with bay window and hidden ensuite shower room also has deep wardrobes giving access to an airing cupboard housing the large unvented hot water cylinder. Also on this floor is an impressive family bathroom, fully tiled with both bath and separate shower. There is also a small study/nursery.

From the landing another staircase leads up to the second floor to find two further double bedrooms and another family bathroom. The whole upper floor is filled with light from four velux windows and offers a characterful space which feels almost self-contained. Ideal for visitors or teenagers. The bedrooms and hall have three access points to the extensive eaves storage areas which are insulated and boarded.

Completing this impressive property there is a large blocked paved area providing parking for multiple vehicles beside the spacious double garage that has a separate side door in addition to a remote-controlled roller shutter door. There is lighting and power.

Ideally situated within easy walking distance of the station, Decoy country park and local amenities, there is also instant access to the A380, Torbay, Exeter and the M5

Dining Room - 16'6 × 12'9 (5.03m x 3.88m)

Living Room - 17'3 × 12'11 (5.25m x 3.94m)

Snug - 12'11 × 9'4 (3.94m x 2.84m)

Breakfast Room - 12'9 × 10'0 (3.88m x 3.06m)

Kitchen - 16'5 × 9'6 (5m x 2.89m)

Bedroom - 17'3 × 12'11 (5.25m x 3.94m)

Bedroom - 16'6 × 12'9 (5.03m x 3.88m)

Bedroom - 12'9 × 10'0 (3.88m x 3.06m)

Study - 7'9 × 6'1 (2.35m x 1.86m)

Bathroom - 9'6 × 8'11 (2.89m x 3.72m)

Ensuite - 9'4 × 7'0 (2.84m x 2.13m)



Ensuite - 9'4 × 7'0 (2.84m x 2.13m)

Bedroom - 13'3 × 10'8 (4.04m x 3.25m)

Bedroom - 13'3 × 10'11 (4.04m x 3.33m)

Bathroom - 7'8 × 5'11 (2.35m x 1.81m)

Double Garage - 24'11 × 18'2 (7.59m x 5.54m)



## Garden

The large, sunny rear garden is laid mostly to lawn with a decked area which is perfect for entertaining or alfresco dining. To the rear is a natural woodland, where you can observe birds, squirrels and other creatures in their natural habitat.

## Double garage

2 Parking Spaces

## Driveway

4 Parking Spaces

The large Block paved driveway can hold multiple vehicles



## Important Information

Teignbridge Council Tax Band E  
(£2852 per year)

EPC Rating D

Broadband Speed Ultrafast 1000 Mbps  
(According to OFCOM)

Mains Gas, Mains Electric, Mains  
Water and Mains Sewerage Supplied

The property is freehold



TOTAL FLOOR AREA : 286.2 sq.m. (3081 sq.ft) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C3024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	