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Ref: L796234  
**01626 364900**

Decoy Road, Newton Abbot  
 £410,000 Freehold  
**woodshomes.co.uk**



- 📌 A Semi-Detached House
- 📌 Divided Into Two Flats
- 📌 Ideal For Home And Income
- 📌 Or But To Let Flats
- 📌 GCH And Double Glazing
- 📌 Parking For Three Cars
- 📌 Gardens
- 📌 Close To Decoy Park
- 📌 Many Original Features



### Two self contained flats within a semi-detached house

This semi-detached period house retains many original features including high ceilings, picture rails and coving. Divided into two spacious flats, the property is located in a residential area close to Decoy Park, the local schools, supermarket and amenities. There is the option to have a home and income, two buy to lets or convert the property back to a family home as both apartments are on one title.

On approaching the property there is a concrete hard standing providing off road parking for three cars, a pathway leads to the side of the property where there is a door to the ground floor flat. A timber gate gives access to a fenced in garden where steps take you up to the first floor flat. Both flats have double glazing and gas central heating.

#### GROUND FLOOR FLAT:

A wooden and glazed front door takes you into the entrance hallway which has a large double storage cupboard with further cupboards above, two radiators and principal doors to all the rooms.

The lounge is a good size with the high ceilings making it feel very spacious there is a front aspect double glazed bay window, a radiator and a feature fireplace with over mantle, surround and hearth, a coved ceiling and a picture rail.

The kitchen has a range of fitted base and wall units, a drawer, worktop surfaces with tiled splash backs and a stainless-steel sink unit. There is a four-ring gas hob with electric oven under and spaces for a washing machine and upright fridge freezer. A double glazed window looks out to the rear garden and a door provides access to the garden.

The spacious double bedroom has a double glazed window to the side aspect, a radiator and a picture rail.

# Our View "A spacious property divided into two flats"



The recently installed shower room has a corner shower cubicle with a wall mounted chrome shower with a large shower head and waterproof panelling to the walls. There is a vanity sink unit with a double door cupboard under, a low flush WC, heated towel rail and a side aspect obscured double glazed window.

Outside; accessed from a door in the kitchen the garden to the rear is predominantly laid to gravel and enclosed by a stone wall and fencing. A gate gives access to the front and the parking.

## FIRST FLOOR FLAT

A UPVC double glazed door takes you into the entrance hallway with principal doors to all the rooms, a skylight and a radiator.

The lounge has a front aspect double glazed window and a radiator.

The kitchen has a range of base and wall units, drawers, fitted worktop surfaces with tiled surrounds and a stainless-steel sink unit. There is a four-ring gas hob with extractor over and electric oven under. A double-glazed window looks out to the rear and there are spaces for a washing machine and upright fridge freezer.

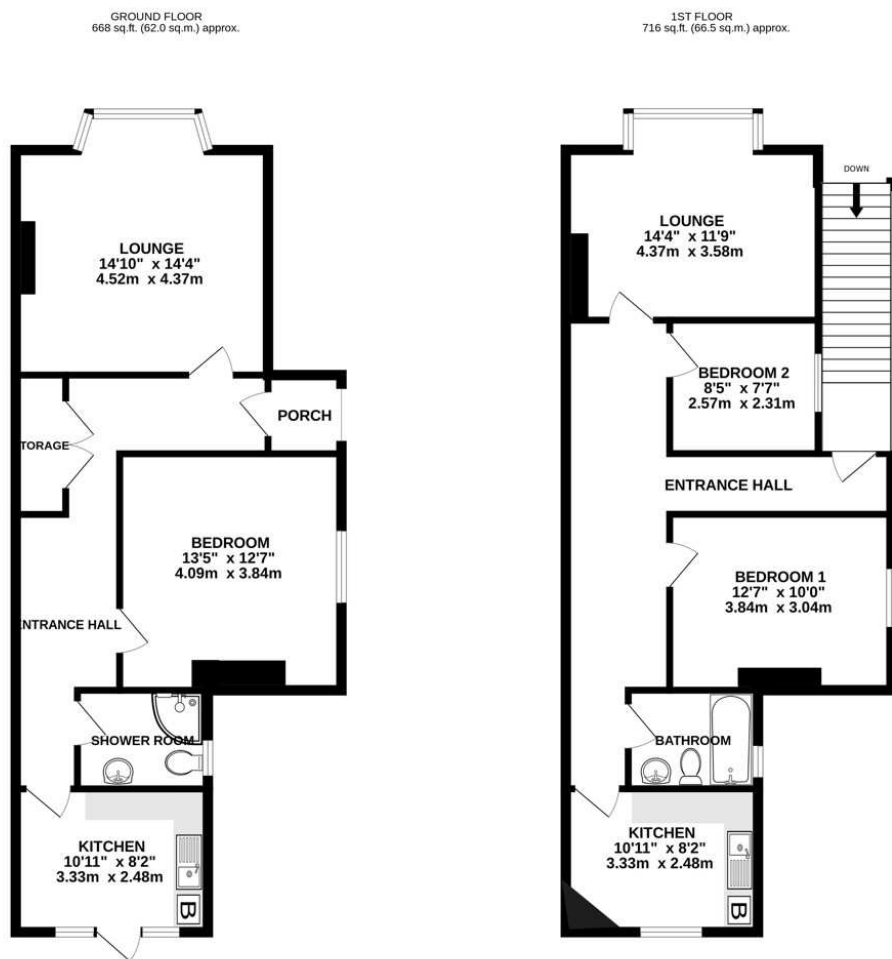
There are two bedrooms one a double and one a single that both have double glazed windows and radiators.

The bathroom has a panelled bath with tiled surrounds, a pedestal wash hand basin, low flush WC, radiator and a side aspect double glazed window.

Outside; the garden at the front of the property it is predominantly laid to lawn.

41: Council Tax Band B for the period 01/04/2022 to 31/03/2023 financial year is £1,716.45

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TOTAL FLOOR AREA: 1384 sq.ft. (128.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans provided here, 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



**Notice** These details have been provided as a general guide and we have not carried out a details survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation. Unauthorised reproduction of these floor plans and photos is prohibited.