



- Attractive Period semi detached house
- Three double bedrooms including a recently converted attic bedroom
- Recently fitted bathroom and separate W.C.
- Open plan lounge/dining room with stylish wood burner and period features
- Conservatory allowing for additional ground floor accommodation
- Stones throw from the popular Decoy park
- Well presented gardens to both front side and rear with single garage
- Offered with no onward chain

Our View "Beautifully presented property, must be seen. Ideally situated to access Decoy Country Park."

Attractive period semi-detached house in sought after location, with three bedrooms, conservatory and garage.



This attractive period semi-detached house is situated in the sought after location of Decoy in Newton Abbot. The property boasts three double bedrooms, including a recently converted attic bedroom, making it an ideal family home.

Upon entering the property, you will find an entrance hallway typical of a property of this era leading to a spacious open plan double aspect lounge/dining room, which showcases a stylish wood burner and charming period features. There is a very useful conservatory, which provides additional ground floor accommodation and is the perfect space for relaxing or entertaining guests. The conservatory also offers lovely views of the well-presented gardens and is currently used as a dining room.

The fitted kitchen is accessed off both the lounge/dining room and Conservatory offering convenience. From the entrance hall stairs lead to a half landing with access to a separate W.C. and to the recently fitted bathroom complete with separate bath, ladder style towel rail and walk in shower. The bathroom provides modern convenience whilst maintaining the traditional feel of the property.



The gardens at the front, side and rear of the property have been beautifully maintained and offer ample space for outdoor seating especially in the attractive side garden. Additionally, there is a single garage at the rear of the property accessed off a service lane providing parking or extra storage.

Situated on a quiet crescent bordering Decoy Country Park, this property benefits from easy access to this beautiful park area with all its facilities, ideal for family walks or outdoor activities. Furthermore, it is conveniently located for access to local amenities, schools, and transport links.

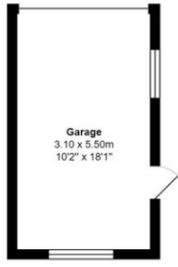
Offered with no onward chain, this property presents an excellent opportunity for those looking to move into a well-presented period home in Newton Abbot. The combination of attractive features, sought after location and spacious accommodation makes this property a must-see.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,074.18



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



17 Vale Road, Newton Abbot
 Total Area: 119.8 m² ... 1290 ft² (excluding garage)
 All measurements are approximate and for display purposes only



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17 Vale Road, Decoy, Newton Abbot, Devon, TQ12 1DZ

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Tenure: Freehold

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£359,950

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