



Decoy, Newton Abbot

- Impressive Detached Period Property
- 4 Bedrooms (Master En-Suite)
- Sitting Room & Dining Room
- Modern Kitchen & Separate Utility
- Study/Playroom
- Ample Off Road Parking & Garage
- Period Features
- Generous Rear Garden

Asking Price:
£550,000
Freehold
EPC: D61

Upham House, 5 Keyberry Park, Newton Abbot, TQ12 1BZ

Upham House is located in an enviable and desirable road within Decoy and is an elegant detached Victorian Villa offering an abundance of character and charm. This beautiful period home boasts spacious and versatile accommodation including four double bedrooms - master en-suite, and two reception rooms, one of which has a wood burner. There is also an extensively fitted kitchen/breakfast room and separate utility. The property is situated within a generous plot and the gardens are mainly laid to lawn with ample driveway parking and a detached garage. Internal viewings of this stunning period home come highly recommended to appreciate the period features, characterful accommodation and enviable location on offer.

Situated within one of Newton Abbot's most prestigious and sought-after locations, Keyberry Park is within Decoy; a highly-regarded residential area on the outskirts of the town. Nearby there is a very popular school and the picturesque Decoy Park and lake area with children's play park and large open green space. The market town of Newton Abbot offers an abundance of shopping and leisure facilities and a mainline railway station. There is good access onto the A380, linking the Cathedral City of Exeter and the coastal resort of Torbay. The town centre, with its extensive range of amenities and mainline railway station, is approximately half a mile away.

The Accommodation

The property is approached via a 5 bar gate and driveway leading to the entrance porch which has tiled flooring and part obscured glazed door to the entrance hallway with stairs to first floor and cupboard under. The sitting room has a large walk-in window to the side, fitted wooden bookcase to one wall and an inset wood burner. The dining room also boasts a walk-in double glazed window and door to outside. The study/playroom is L-shaped and has windows to front and side. There is an extensively fitted kitchen which was refitted in 2018, comprising a modern range of units with integrated appliances including oven, hob, microwave and dishwasher. From the kitchen there is a useful utility room with wall mounted boiler, additional cupboards and appliance space. Also on the ground floor is a rear porch and cloakroom/WC.

On the first floor there are four double bedrooms, two of which have walk-in bay windows, and the master with an en-suite shower room. There is also a modern bathroom/WC with white suite.

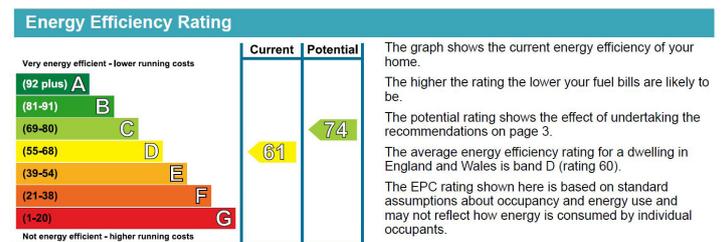
Outside

Outside to the front there is a five bar gate and driveway providing ample parking, leading to a detached garage with log store to the side.

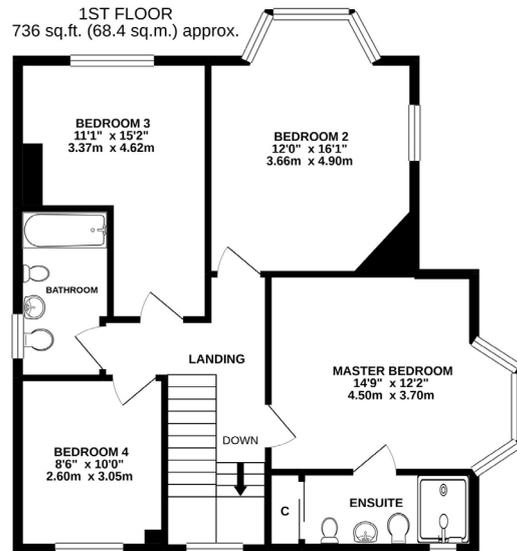
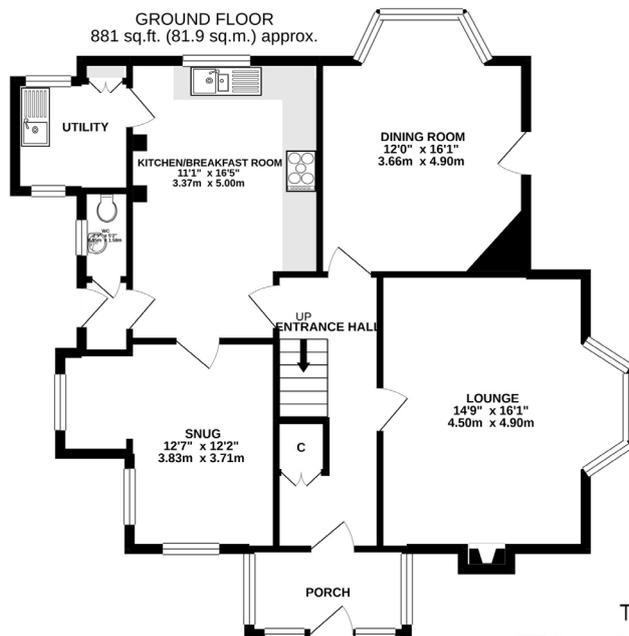
Parking

To the front is a lawned area with well stocked flower and shrub borders. To the side there is a large paved patio with seating area and lawn with additional patio and greenhouse. The rear is mainly laid to lawn being of a generous size with apple and fruit trees and pergola with wisteria.

ENERGY PERFORMANCE RATING



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



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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FLOOR PLANS

For Illustrative Purposes Only



Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band F

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

Directions

From the Penn Inn roundabout following signs for Totnes A381. Turn left by Sainsbury's into Keyberry Road. Continue straight ahead at the mini roundabout. Take the first right into Keyberry Park, then take the second left (also Keyberry Park) and the property can be found on the left hand side.