



Forde Grange, Decoy  
Guide Price £285,000 Freehold



# 6 Forde Grange, Decoy, Newton Abbot, TQ12 1EP

This end of terrace house, located in a sought after location benefits from family friendly living accommodation along with three bedrooms, garden, parking and a garage.

A great opportunity to purchase this lovely family home, located in the very popular and sought after area of Decoy, a short stroll to both Decoy Country Park (with play park, football pitches boating lake and dog walking facilities) and Decoy Primary School (OFSTED Rated Good). The property comprises of a spacious lounge, fitted kitchen dining room and a useful front porch along with three bedrooms (two good doubles and a single) and a family bathroom with both a bath and shower cubicle. Outside there is a front and rear garden, both level along with private parking and a single garage with power and lighting.

In addition to the park and school, Sainsburys superstore is a short walk away with excellent access to the Penn Inn leading to Torquay and Exeter. Newton Abbot enjoys a thriving town centre with an excellent selection of primary and secondary schools along with the new UTC College. The market town also benefits from having a mainline train station to the capital. For the outdoor lovers, the south Devon coastline with its picturesque beaches and Dartmoor National Park are both within easy striking distance.

## Approach

Wrought iron gate opening to a path with steps to the front door. Obscure double glazed front door with matching side panel to the porch.

## Entrance Porch

Useful entrance porch with shoe storage and coat hanging space. Obscure glazed door with matching side panel opening to

## Lounge 16'8" (5.08m) Max x 11'10" (3.61m)

Coved ceiling and double glazed window to the front aspect overlooking the garden. Chimney breast and fireplace incorporating a gas fire with surround, mantle and hearth. Radiator and television aerial point. Door to

## Kitchen Dining Room 16'8" (5.08m) x 12'8" (3.86m)

Stairs rising to the first floor with a very handy pantry below. Double glazed window to the rear aspect and overlooking the rear garden. The kitchen area comprises of a range of matching base and eye level units with breakfast bar and roll edge worktops. Tiled surround with inset one and a half bowl stainless steel sink unit with mixer tap above and drainer to one side. Double eye level oven, inset four ring electric hob with pull out canopy above. Space and plumbing for washing machine, space for under counter appliance and space for upright fridge freezer. Gas fired boiler supplying central heating and domestic hot water. Telephone point.

In the dining area there is a radiator, double glazed window and obscure double glazed door giving access to the rear garden.

## Landing

Hatch to loft space and useful storage cupboards with sliding doors. Doors to

## Bedroom One 12'0" (3.66m) To Wardrobe x 9'11" (3.02m)

Coved ceiling with double glazed window to the front aspect. Radiator and useful storage wardrobe.

## Bedroom Two 9'5" (2.87m) To Wardrobe x 8'6" (2.59m)

Coved ceiling with double glazed window to the rear aspect. Radiator and useful storage wardrobe.



**Bedroom Three 8'7" (2.62m) x 6'6" (1.98m)**

Coved ceiling with double glazed window to the front aspect. Radiator.

**Family Bathroom**

Duo of obscure double glazed windows to the rear. The bathroom comprises of a white suite with a panel bath with tiled surround, pedestal washhand basin with tiled splashback, low level flush WC and a tiled shower cubicle with a mixer shower above. Radiator.

**Outside**

To the front of the property is an enclosed level garden, mainly laid to lawn. The rear garden is again of a level nature, with lawn and a small patio area and path to the back door. Gated access to the rear and water tap. There is also the added benefit of private parking for two cars in the private close along with a

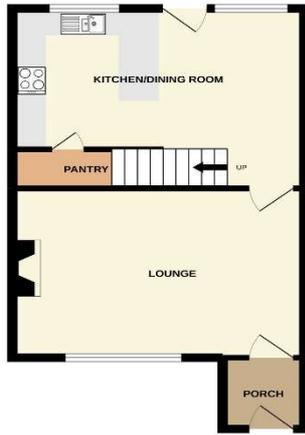
**Single Garage**

Located in a block, with a metal up and over door, power and lighting.

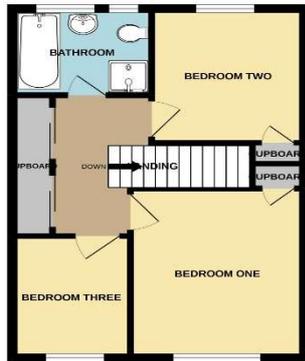
Council Tax Band: Band C



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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