



Bradley Valley, Newton Abbot

3x  1x 

ENERGY RATING
TBC

- Video Walk-through Available
- End of Terrace House
- 3 Bedrooms
- Modern Kitchen
- Spacious Lounge & Conservatory
- Good-Sized Family Bathroom
- Garden to 3 Sides
- Popular Residential Location
- Garage Nearby
- Cul-de-sac Position

Guide Price:
£260,000
FREEHOLD



9 Valley Path, Newton Abbot, TQ12 1YQ

A superbly presented three-bedroom end of terrace family home overlooking an open green, situated on a cul-de-sac within the popular Bradley Valley area of Newton Abbot. This modernised and well-maintained home benefits from a large lounge, modern kitchen with integrated appliances and a conservatory along with a modern bathroom/WC. Gas central heating and uPVC double glazing are installed. Outside there is an easy to maintain corner plot garden and garage in nearby block. The property will make an ideal family home, first purchase or investment for letting and viewings come highly recommended.

Valley Path is situated in the popular Bradley Valley residential development on the Highweek side of Newton Abbot, making it convenient for primary and secondary schools and the town centre less than a mile away. For the commuter the A38 Devon Expressway to Plymouth or Exeter is approximately 3-4 miles away.

The Accommodation:

An open canopy porch with part obscure-glazed door leads to a spacious lounge with window to front, stairs to first floor and storage area under. A multi glazed door leads to the kitchen which is extensively fitted with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, built-in fridge/freezer and dishwasher, spaces for appliances, window and an archway leads to the conservatory which has windows and door leading to the rear garden.

Upstairs on the first floor the landing has a window to side and storage cupboard. Bedroom one has a window overlooking the open lawned area to front and a range of fitted wardrobes. Bedrooms two and three both have double glazed windows to rear and bedroom two has fitted wardrobes. The bathroom comprises a white suite with panelled bath, shower over, screen and tiling to surround, low level WC, bidet and pedestal wash basin with part tiled walls

Outside:

Outside to the front there is a small level lawn with well stocked flower and shrub borders and path to front door. A gate leads to the side which has a timber shed with power, bin storage area and paved path with established shrubs, small pond and pergola which opens onto the rear garden. The rear garden is paved and low maintenance and enjoys a sunny aspect perfect for alfresco dining, there are raised flower borders and a covered play area/den with storage and space for trampoline. Outside tap to the side of conservatory.

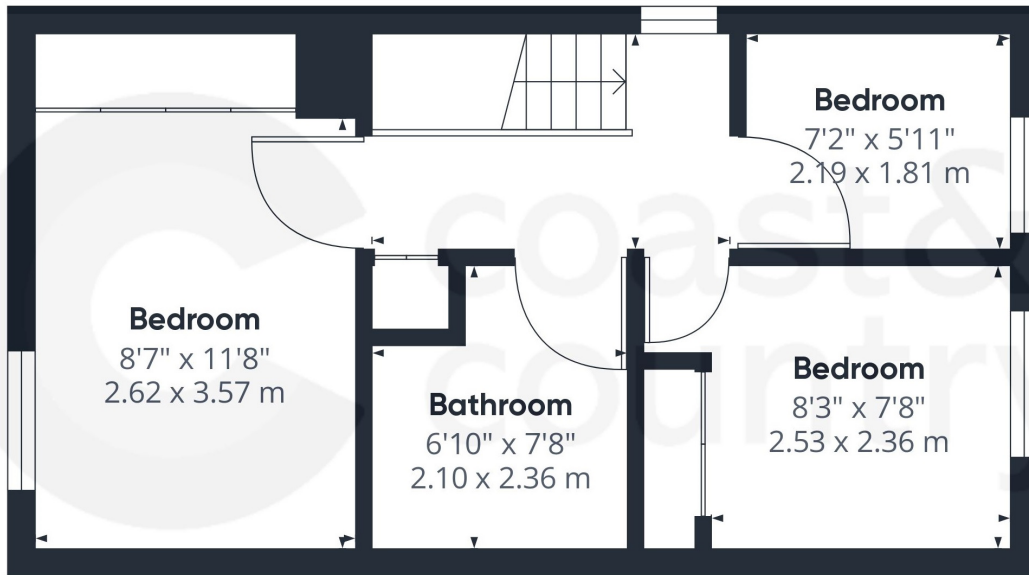
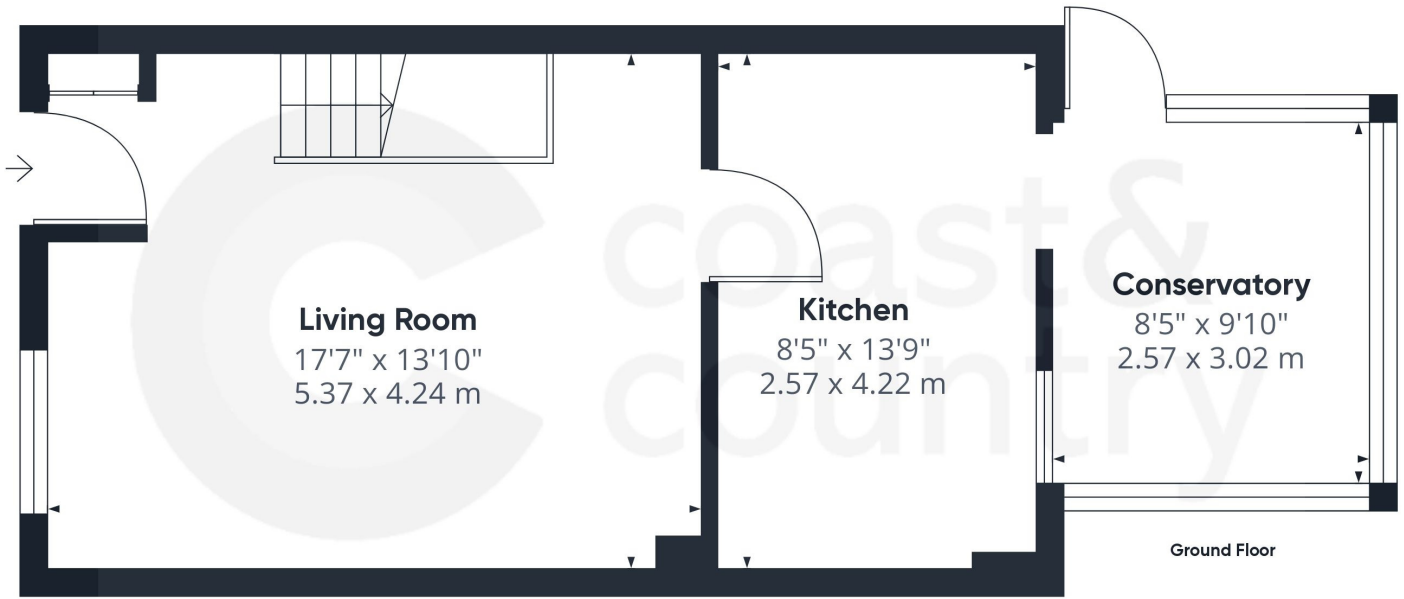
Parking:

Single garage in nearby block with metal up and over door and parking to the front. On road parking is also available to the property.

Directions:

From Newton Abbot take the A383 Ashburton Road. Take the fourth left into Chercombe Valley Road. Take the second left into Chercombe Valley Close and Valley Path can be found on the right hand side.





Approximate total area

793.84 ft²

73.75 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

The EPC for this property has been ordered and will be added to the details as soon as it is available.

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.