



## Bradley Valley, Newton Abbot

4x 2x

ENERGY RATING D67

- Video Walk-through Available
- Smart Detached House
- 4 Bedrooms (1 en-suite)
- Kitchen/Diner & Utility
- Decked Rear Garden
- Double Garage & Driveway Parking
- Sought-After Location
- Ideal Family Home
- Superbly Presented Throughout
- Early Viewings Advised

**Guide Price:**  
**£375,000**  
FREEHOLD



24 Hunterswell Road, Newton Abbot, TQ12 1SF - Draft



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER



## 24 Hunterswell Road, Newton Abbot, TQ12 1SF

Offering excellent value for money, this detached house occupies a level plot in a popular cul-de-sac approximately half a mile's walk from Newton Abbot's well served and vibrant town centre. With a lovely aspect over woods at the rear, the property is also within an easy walk of Baker's Park and the National Trust's Bradley Manor with its beautiful riverside walks. With a brick paved driveway and attached double garage providing plenty of parking, the rear garden is designed for entertaining and also ease of maintenance, being mainly laid to an impressive wide timber deck which enjoys the outlook and has an impressive level of privacy.

Hunterswell Road forms part of the sought-after and well-established Bradley Vale development dating from the late 1980s, with this particular home having been subject to much updating since new.

### **The Accommodation:**

The accommodation flows well and includes a lovely kitchen/diner across the rear of the house with doors to the deck and with a selection of modern cabinets and countertops with integrated dishwasher and a separate plumbed laundry room with external door off. A cosy lounge overlooks the front and there is also a ground floor WC with basin.

On the first-floor a part-galleried landing there is a recessed airing cupboard and doors to four bedrooms. The principal has an up to the minute en-suite shower room with basin and WC, and completing the picture is a family bathroom with modern white suite.

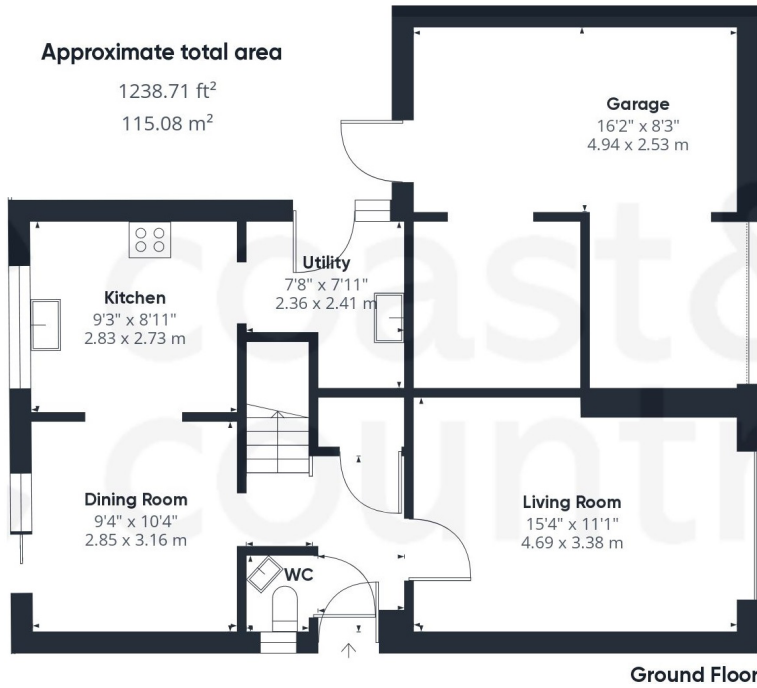
### **Outside:**

Superb decked rear garden overlooking woods and enjoying much privacy ideal for entertaining.

### **Parking:**

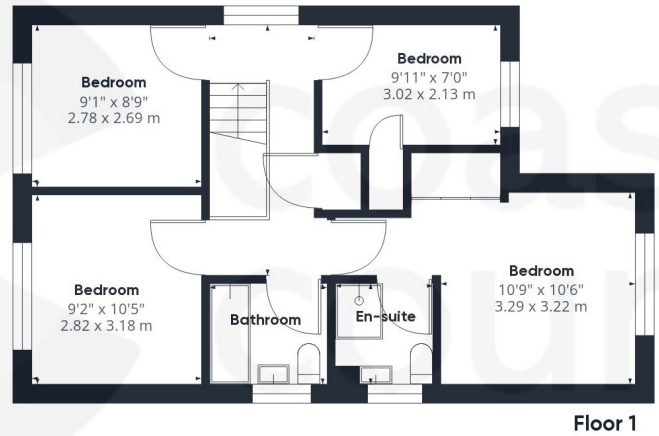
Double garage and brick paved driveway.





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



**Agents Notes:**

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.