



Bradley Valley, Newton Abbot

3x 1x

ENERGY RATING
F36

- Virtual Tour Available
- Terraced House
- 3 Bedrooms
- Parking Space

- Low Maintenance Gardens
- Cul-de-sac Position
- Convenient for Schools
- Ideal First Home or Buy-to-Let

Guide Price:
£230,000
FREEHOLD

27 Spring Close, Newton Abbot, TQ12 1YH - Draft

A three-bedroom mid-terraced home in an enviable position overlooking an open green area and situated in the popular Bradley Valley area of Newton Abbot. The accommodation comprises lounge/dining room, kitchen, three bedrooms and bathroom. Upvc double glazing and electric heating are installed and outside there is an easy to maintain garden and allocated parking. This lovely home will make an ideal first purchase, family home or investment for letting.

Spring Close is a cul-de-sac situated towards the edge of Newton Abbot, in Bradley Valley which is a popular residential location off of the Ashburton Road. Bradley Valley has its own convenience shop, schools close by and the A38 dual carriageway is approximately 4 miles away along the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of shopping and leisure amenities and facilities, including, hospital, various shops, superstores, leisure centre and mainline railway station.

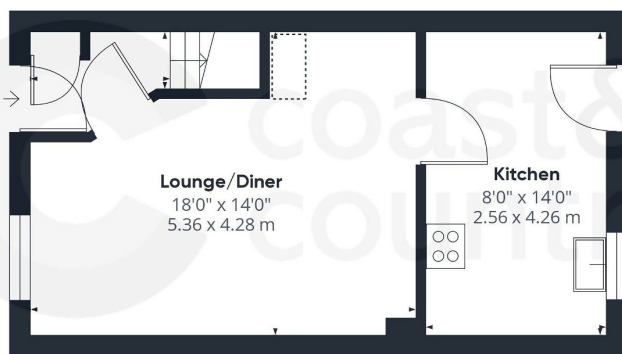
Accommodation: An open canopy porch and entrance door to hallway with storage cupboard, stairs to first floor and door to lounge with window with outlook to front, feature stone fireplace with polished wood mantle and inset electric fire, stonework extends to side with tv shelf, part obscure glazed door to the kitchen with a range of wall and base units with rolled edge work surfaces, tiled splashbacks, inset sink unit, built in oven and hob, space for appliances and window and door to rear garden.

On the first-floor landing there is a storage cupboard and access to a loft. Bedroom one has a window to front and built in wardrobes. Bedrooms two and three have windows to rear. The bathroom comprises a panelled bath with shower over, low level WC and pedestal wash basin.

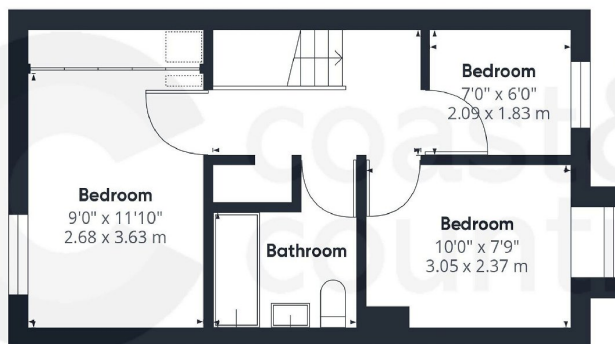
Outside: Outside to the front there is a gravelled area and path to front door. The rear garden is enclosed and landscaped for ease of maintenance with a paved patio, gravelled area, flower and shrub border, timber shed and gate to rear.

Parking: Parking space nearby.

Directions: From Newton Abbot take the A383 Ashburton Road, passing Coombeshead School on the right hand side. Take the third turning on the left into Barton Drive. Turn immediately right into Chercombe Valley Road. Take the fifth turning on the right into Spring Close.



Ground Floor



Floor 1

Approximate total area

698.25 ft²
64.87 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

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Electric heating.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 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 ± 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.