



## Bradley Valley, Newton Abbot

2x  1x 

ENERGY RATING C73

- Virtual Tour Available
- 3 Bed Mid-Terraced House
- Good-Sized Lounge
- Fitted Kitchen/Modern Bathroom
- Front & South-Facing Rear Garden
- Garage & Parking Space
- Mature Residential Area
- Cul-de-sac Position
- Convenient for Schools
- No Upward Chain

**Guide Price:**  
**£240,000**  
FREEHOLD

# 61 Burnley Road, Newton Abbot, Devon, TQ12 1YD

A well balanced 3-bedroom home, built in the 1980s with brick elevations and a tiled roof, enjoying an open outlook. Located in a cul-de-sac and well cared for by current owners, with the potential to modernise and improve further.

The property is set back from the pavement and has an open plan front garden. The living space flows well. The rear garden is terraced with good sized near level barbeque area and lawned areas. The rear gate provides access to the nearby parking space and garage in a block. This arrangement seems more convenient than that many similar homes enjoy. A potentially shrewd purchase for first time buyers, investors and smaller families, the sleeping accommodation comprises two double bedrooms, the larger with built in wardrobe space, and a single. Viewing highly recommended.

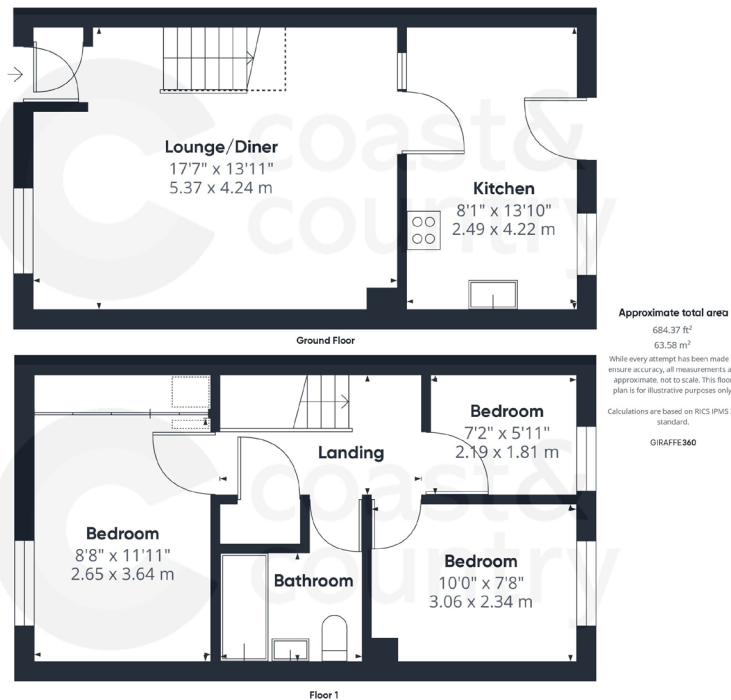
**Outside:** The front garden is open plan and laid to lawn with paved path to front entrance porch.

South-facing rear garden on three levels comprising patios and lawn enclosed by fences and featuring a pear tree.

**Parking:** Garage in a block and parking space, both conveniently located near the rear of the garden.

**Directions:**

Heading out of Newton Abbot along The Avenue, turn left at the roundabout by the fire station. At the third set of traffic lights, with Asda across the junction, turn right and proceed to the roundabout. Turn left onto Ashburton Road. Take the fourth turning on the left into Chercombe Valley Road. A short distance ahead turn right into Burnley Road. The property can be found at the end of the road on the left. It may be easier to park on the left just before Broadridge Close.



**Agents Notes:**

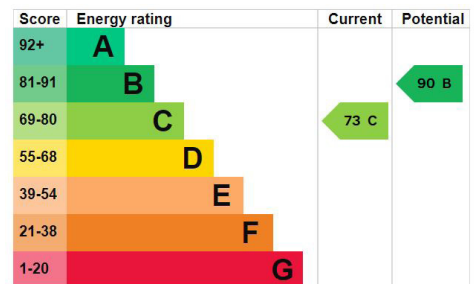
Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**



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.