



Newton Abbot

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ENERGY
RATING
D67

- Virtual Tour Available
- Period Mid-Terraced House
- 2 Double Bedrooms
- Living Room and Dining Room
- Modern Kitchen and Utility Room
- Family Bathroom
- Good-Sized Tiered Rear Garden
- On the Level for Town Centre

Guide Price:
£190,000
FREEHOLD

9 Bradley Lane, Newton Abbot, TQ12 1LZ

This delightful mid-terrace Victorian cottage, located on Bradley Lane, offers the perfect blend of charm and convenience. Just a short walk from Newton Abbot town centre, it boasts a generously-sized rear garden, making it an ideal choice for first-time buyers, those looking to downsize, or investors seeking a property with great potential.

Accommodation: Upon entering through the uPVC front door, you're welcomed into a cosy sitting room, centred around a feature fireplace. With wood-effect flooring and neutral decor, this space offers a blank canvas ready for new owners to make it their own. Moving through to the dining area, you'll find a modern high-gloss grey kitchen with plenty of light, wood-effect worktop space and ample storage. The kitchen is fully equipped, with a built-in electric oven and hob, and offers direct access to the rear garden. The ground floor also features a separate utility room with space for both a washing machine and tumble dryer. From the utility is an updated bathroom, complete with a shower above the bath, WC, basin with a vanity unit, and a heated towel rail. The bathroom is well-ventilated with both a window and ceiling vent for extra comfort.

Upstairs you'll find two spacious double bedrooms. The larger of the two, located at the front, is bright and airy with plenty of room for a double bed, wardrobes, and additional furniture. Its square layout allows for a variety of potential configurations, offering flexibility for the new owner. The second bedroom, also a generous double, overlooks the tranquil rear garden.

The property benefits from gas central heating powered by a modern combi boiler and is fully double glazed throughout.

Outside: The rear garden is a standout feature, divided into three distinct levels. The lower level has been carefully levelled to create a patio area perfect for outdoor dining and BBQs. Above this, a neat square lawn provides a great space for relaxation, while at the far end, a newly laid decking area offers stunning views over the town and surrounding gardens. A convenient pathway runs along the right side of the garden, providing easy access to all sections.

Parking: On street to the front.

Directions: From the Penn Inn roundabout follow signs for the A381 Totnes Road. After you have passed the police station on the left hand side head into the right hand lane for A381 Bovey Tracey. Turn right at the traffic lights and then take the first left into Bradley Lane. The property can be found approximately 150 yards down the road on the right hand side.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

There exists a residents' right of way along the rear of the properties on Bradley Lane as is common in terraces of this ilk for access for wheelie bins etc.

Floor Plans - For Illustrative Purposes Only

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.

Energy Performance Certificate:

