



Newton Abbot

2x  1x 

ENERGY
RATING
D59

- Virtual Tour Available
- Mid-Terraced House
- 2 Bedrooms
- Lounge and Kitchen/Breakfast Room
- Front and Rear Gardens
- Garage Nearby
- Cul-de-sac Position
- Convenient for Schools

Guide Price:
OIEO £200,000
FREEHOLD

3 Spring Close, Newton Abbot, TQ12 1YH

A two double bedroom mid-terraced home in a popular cul-de-sac situated in the sought-after Bradley Valley area of Newton Abbot. The accommodation comprises lounge, kitchen/dining room, two bedrooms and bathroom. Gas central heating and uPVC double glazing are installed and outside there is an easy to maintain garden and garage in nearby block. This lovely home will make an ideal first purchase or family home. Spring Close is a cul-de-sac situated towards the edge of Newton Abbot, in Bradley Valley which is a popular residential location off the Ashburton Road.

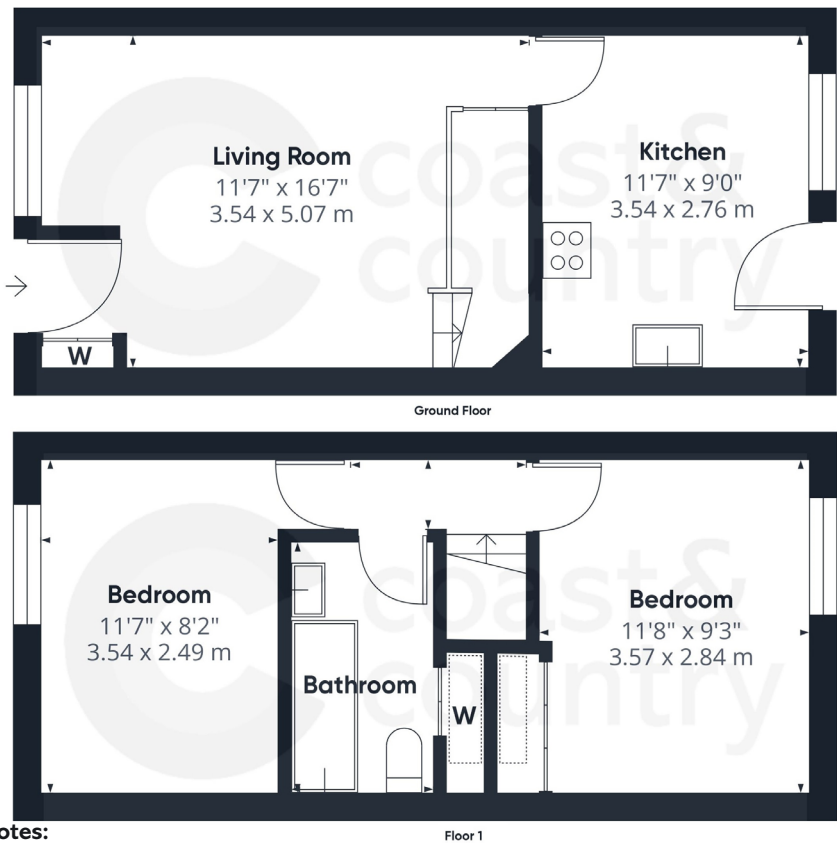
Bradley Valley has its own convenience shop, schools close by and the A38 dual carriageway is approximately 4 miles away along the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of shopping and leisure amenities and facilities, including, hospital, various shops, superstores, leisure centre and mainline railway station.

Accommodation: An open canopy porch with entrance door leads to the entrance porch with storage cupboard and opening to the lounge with window to front, stairs to first floor with cupboard under and door to the kitchen/dining room with a modern range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, window and door to outside.

Upstairs on the first floor the landing has access to a loft with pull-down ladder installed. Bedroom one has a window to rear and built-in cupboard. Bedroom two has a window to front and the bathroom has a suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin and storage cupboard.

Outside: Outside to the front there is a brick paved area and path leading to front door. The rear garden is enclosed and enjoys a sunny aspect with paved patio, retaining wall and steps leading to an area of artificial grass with gate to rear access which leads to a single garage in nearby block with metal up over door, power and light. The garage also has a boarded loft for storage, with loft ladder.

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.



Approximate total area
579.1 ft²
53.8 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Performance Certificate:

Score	Energy rating
92+	A
81-91	B
69-80	C

Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

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

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.