



Bradley Barton, Newton Abbot

3x  1x 

ENERGY
RATING
E53

- Virtual Tour Available
- End of Terrace House
- 3 Bedrooms
- In Need of Modernisation
- Lounge, Kitchen, Sun Room & Wet Room
- Cul-de-sac Position
- Garage in a Block
- Ideal First Home

Guide Price:
£200,000
FREEHOLD

5 Daggers Copse, Newton Abbot, TQ12 1UW

An end of terrace house requiring modernisation and situated within a sought-after residential location. The property offers three bedrooms, lounge, kitchen, sun room and a shower/wet room. The windows are mostly uPVC double glazed and outside there are easy to maintain gardens and a garage in nearby block. Although in need of modernisation the property and will make an ideal first purchase or family home and viewings come highly recommended.

Daggers Copse is a small cul-de-sac and in a sought-after address within the popular Bradley Barton area of Newton Abbot. There is a nearby convenience store and the town centre, with its wide range of shopping and leisure amenities along with a mainline railway station, is around a mile away. The area is also within walking distance of primary and secondary schools and, for the commuter, the A38 to Plymouth and Exeter (M5) is approximately 3/4 miles away.

Accommodation: A uPVC part obscure double glazed entrance door and entrance porch with door to lounge with wood flooring, uPVC double glazed window to front and stairs to first floor. The kitchen has a basic range of wall and base units with roll edge work surfaces, inset single drainer sink unit, space for appliances and opens to the sun room with windows and glazed door to garden.

Upstairs on the first floor the landing has an airing cupboard with shelving and access to loft. Bedroom one has uPVC double glazed windows to front and bedrooms two and three both have uPVC double glazed windows to rear. There is also a shower/wet room with shower area, low-level WC and pedestal wash basin.

Outside: Outside there are easy to maintain gardens, to the front there is a gravelled area with path to front door. The rear garden has a paved patio, gravelled area, timber shed and gate to rear access lane. There is a single garage in nearby block.

Directions:
From Newton Abbot take the A383 Ashburton Road, passing Coombeshead Academy on the right. Take the third turning on the left into Barton Drive. Take the fourth turning on the right into Woodleigh Road, first left onto Lower Budleigh Meadow and right onto Higher Budleigh Meadow and Daggers Copse can be found on the left hand side.



Agents Notes:

Council Tax: Currently Band B
Tenure: Freehold (assumed, this property is unregistered with Land Registry due to the length of time that it has been in the same ownership).
The sale of this property is subject to a grant of probate.
Mains water. Mains drainage. Mains electricity. Mains gas.
The sunroom is historic so planning documentation may not be available.

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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		