



Bradley Valley, Newton Abbot

2x  1x 

ENERGY
RATING
E50

- Virtual Tour Available
- No Upward Chain
- Semi-Detached Bungalow
- 2 Bedrooms

- Lounge, Kitchen and Bathroom
- Front and Rear Gardens
- 2 Allocated Parking Spaces
- Popular Bradley Valley Location

Guide Price:
£200,000
FREEHOLD

10 Emblett Drive, Newton Abbot, TQ12 1YJ

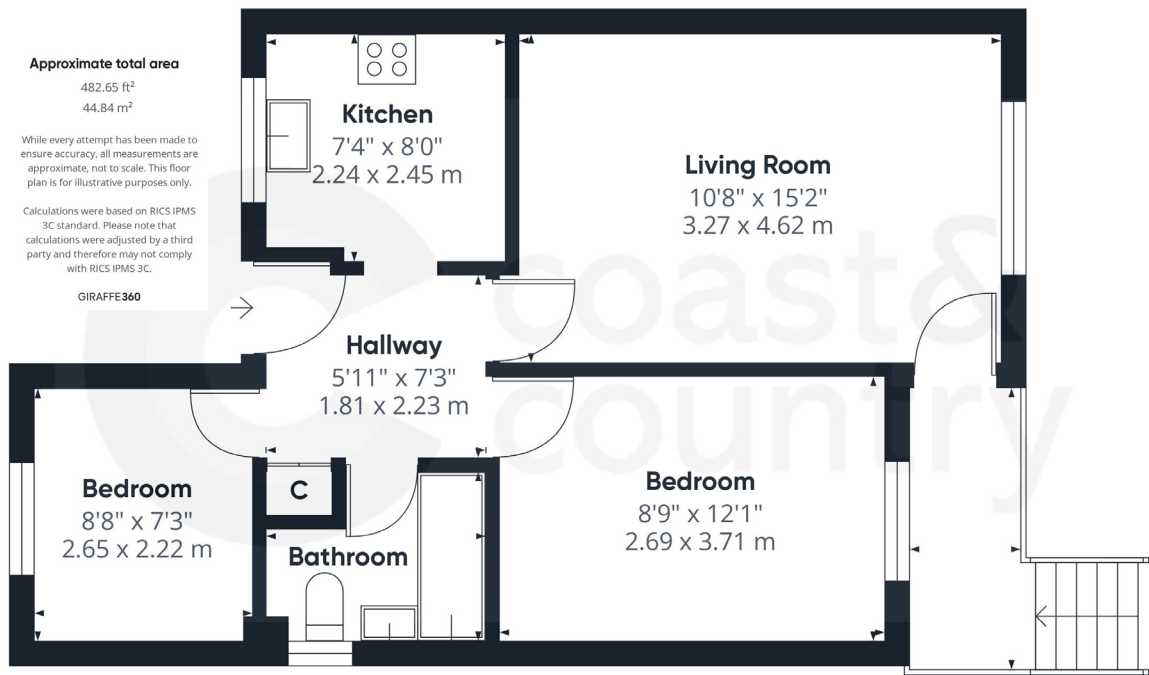
A semi-detached bungalow within the sought after Bradley Barton area of Newton Abbot. There are two bedrooms, lounge, kitchen and bathroom. UPVC double glazing is installed along with night storage heating. Outside there are easy to maintain gardens and off-road parking. Emblett Drive is a sought-after cul-de-sac in a quiet residential area of the popular market town of Newton Abbot. Local amenities include a convenience store, regular timetabled bus service, primary school and access for rural walks through Bradley Woods and Bakers Park. Newton Abbot town is easily accessed on foot via a convenient footpath. An ASDA supermarket and the pedestrianised town centre is approximately one mile away.

Accommodation: A uPVC part obscure double glazed entrance door leads to the entrance hallway with night storage heater, airing cupboard with shelf and access to loft. A multi obscure glazed door leads to the lounge with night storage heater, window to rear enjoying a pleasant outlook and door to outside. The kitchen has a range of wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances and window to front. Bedroom one has a window to rear and night storage heater. Bedroom two has a window to front and storage heater. The bathroom has a suite comprising panelled bath with mixer tap and shower attachment, tiling to surround, low-level WC, pedestal wash basin, electric heater and window.

Outside: Outside to the front there is a lawned area with flower and shrubs, steps and path leading to front door, path extends along the side to the rear garden with raised timber decked balcony accessed off of the lounge with steps to gravelled areas with shrub borders and timber shed.

Parking: There is an allocated off-road parking space immediately in front of the property and another in the car park opposite.

Directions: From Newton Abbot take the A383 Ashburton Road, passing Coombeshead College. Turn immediately after the park on the left into Ogwell Mill Road. Take the first right, left and then right again into Emblett Drive.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	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 \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.