



Bradley Valley, Newton Abbot

2x  1x 

ENERGY
RATING
C73

- Virtual Tour Available
- Semi-Detached House
- 2 Bedrooms
- Lounge/Diner

- Modern Kitchen and Shower Room
- Landscaped Garden
- 2 Allocated Parking Spaces
- Cul-de-sac Position

Guide Price:
£230,000
FREEHOLD

22 Ashmill Court, Newton Abbot, TQ12 1SQ

A modernised semi-detached home situated in a quiet and tucked away cul-de-sac of similar properties in a mews-style setting within the popular Bradley Valley area of Newton Abbot. Gas central heating and uPVC double glazing are installed and outside there is an enclosed landscaped garden and two allocated parking spaces. The property is well presented and will make an ideal first purchase or family home and viewings come highly recommended.

Ashmill Court 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: A composite part obscure double glazed entrance door leads to the entrance porch with meter cupboards and door with obscure glazed side panel to lounge which has stairs to first floor, window to front and opens to the dining area with French doors leading to the garden and an archway to the kitchen. The kitchen, which was fitted in 2024, comprises a range of grey wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, cupboard housing wall mounted gas boiler, integrated dishwasher, spaces for cooker, fridge/freezer and washing machine and a window to rear.

Upstairs, the landing has access to a loft, two bedrooms and a shower room. Bedroom one has a window to front, cupboard with shelving and built-in wardrobe. Bedroom two has a window to rear, and there is a modern shower room with shower cubicle, low-level

WC, pedestal wash basin, heated towel rail and window.

Outside: Outside to the front there is a path to front door. The rear garden has been attractively landscape for ease of maintenance with central paved path with gravel borders and timber railway sleepers to either side with raised flower borders, large paved patio with timber shed and gate giving rear access.

Parking: Two allocated parking spaces, one of which is alongside the property and the other in the car park close by.

Directions: From Newton Abbot take the A383 Ashburton Road. Take the third left into Barton Drive. Turn right into Ogwell Mill Road and first right into Ashmill Court.



Agents Notes:

- Council Tax: Currently Band B
- Tenure: Freehold
- Mains water. Mains drainage. Mains electricity. Mains gas.
- Owned solar panels.
- Service Charge: Currently £6 pcm for grass cutting and parking area maintenance.
- Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	90 B
55-68	D		
39-54	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.