



Bradley Barton, Newton Abbot

3x  1x 

ENERGY
RATING
TBC

- Virtual Tour Available
- Smart Terraced House
- 3 Bedrooms
- Light and Airy Lounge

- Modern Kitchen and Bathroom
- Front and Rear Gardens
- Garage in a Block
- Convenient for Schools

Guide Price:
£240,000
FREEHOLD

72 Woodleigh Road, Newton Abbot, TQ12 1PW

A very smartly presented three-bedroom mid-terraced property situated in the Bradley Barton area of Newton Abbot. With modern double glazing, gas central heating, modern bathroom and recently fitted kitchen/diner, this property is going to be highly attractive to first time buyers or young families looking to move to this excellent area which is within an easy walk of the highly desirable Bradley Barton primary school and both of the town's secondary schools.

Accommodation:

Entering the porch via the UPVC front door you have space for shoes and coats there is a separate internal door leading into the open plan kitchen/diner. The kitchen has been cleverly designed to offer a great amount of worktop space and storage along with space for a fridge/freezer, washing machine and oven. There is also a breakfast bar and space for a dining table. To the rear of the property off the kitchen is a separate door into the lounge which is the entire width of the property and has a large window and door overlooking and leading into the rear garden. The lounge is an excellent size and has modern, neutral décor.

Upstairs to the front is the family bathroom which has an electric shower above the bath, heated towel rail, WC and basin and, like the kitchen, has been recently modernised. The main bedroom is also to the front of the property and is an excellent sized double with fitted cupboard above the stairs. To the rear of the property is a good sized second double bedroom with another fitted cupboard and lastly a good-sized single bedroom currently used as a dressing room.

Outside:

To the front, the property has a low maintenance garden which is mostly laid to gravel with a pathway leading to the front door. To the rear there are steps down from the rear door leading to a level patio garden which again is very low maintenance and enjoys a good amount of sunlight. There is a rear gate leading to a pathway which gives access to the road at the front.

Parking:

There is a garage in a block nearby off The Warren: the garage is the second in the block nearest the property and has a blue door.

Directions:

From Newton Abbot take the A383 Ashburton Road, heading past Coombeshead College. Take the third left into Barton Drive (just after play park on the left). Go past the shop and turn right into Woodleigh Road. The property can be found on the left hand side.

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate:

The EPC for this property has been ordered and will be added to the details as soon as it is available.

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 ± 0.1 m. 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.