



## Bradley Valley, Newton Abbot

4x  1x 

ENERGY  
RATING  
C74

- Video Walk-through Available
- Well-Presented Semi-Detached House
- 4 Bedrooms
- Modern Kitchen/Diner and Family Bathroom
- Front and Rear Gardens

- Allocated Parking Space
- Popular Location
- Council Tax Band B
- Cul-de-sac Position
- Ideal Family Home

**Guide Price:**  
**£275,000**  
FREEHOLD



## 22 Thorn Close, Newton Abbot, TQ12 1UU



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER



## 22 Thorn Close, Newton Abbot, TQ12 1UU

A modern and well presented four bedroom semi detached family home within a cul de sac location in the sought after Bradley Valley area of Newton Abbot. The spacious accommodation boasts gas central heating and Upvc double glazing and comprises lounge, kitchen/dining room, cloakroom/wc, four bedrooms and bathroom. Outside there are easy to maintain gardens and allocated parking. Viewings come highly recommended to appreciate the location and accommodation on offer.

Thorn 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.

### The Accommodation:

A UPVC part obscure double glazed entrance door and entrance hallway with storage cupboard, stairs to first floor, laminate flooring and cloakroom/WC with low-level WC and corner wash basin. The lounge has a UPVC double glazed window to front, laminate flooring and door to the kitchen/dining room. The kitchen is fitted with a modern range of wall and base units with work surfaces, tiled splashback, inset sink unit, built-in double oven, hob and dishwasher with spaces for fridge/ freezer and washing machine, wall mounted gas boiler, UPVC double glazed window to rear and multi glazed door to the hallway. The dining area has a storage cupboard, laminate flooring and UPVC double glazed sliding patio doors to garden.

Upstairs on the first floor the landing has a storage cupboard and access to loft, Bedroom one has a UPVC double glazed window to front and wood panelling to one wall. Bedroom two has a UPVC double glazed window to rear, bedroom three has a UPVC double glazed window to front and storage recess and bedroom four has a UPVC double glazed window to side and wood panelling to one wall. There is also a bathroom with suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin and UPVC obscure double glazed window.

### Parking:

There is an allocated parking space close by.

### Gardens:

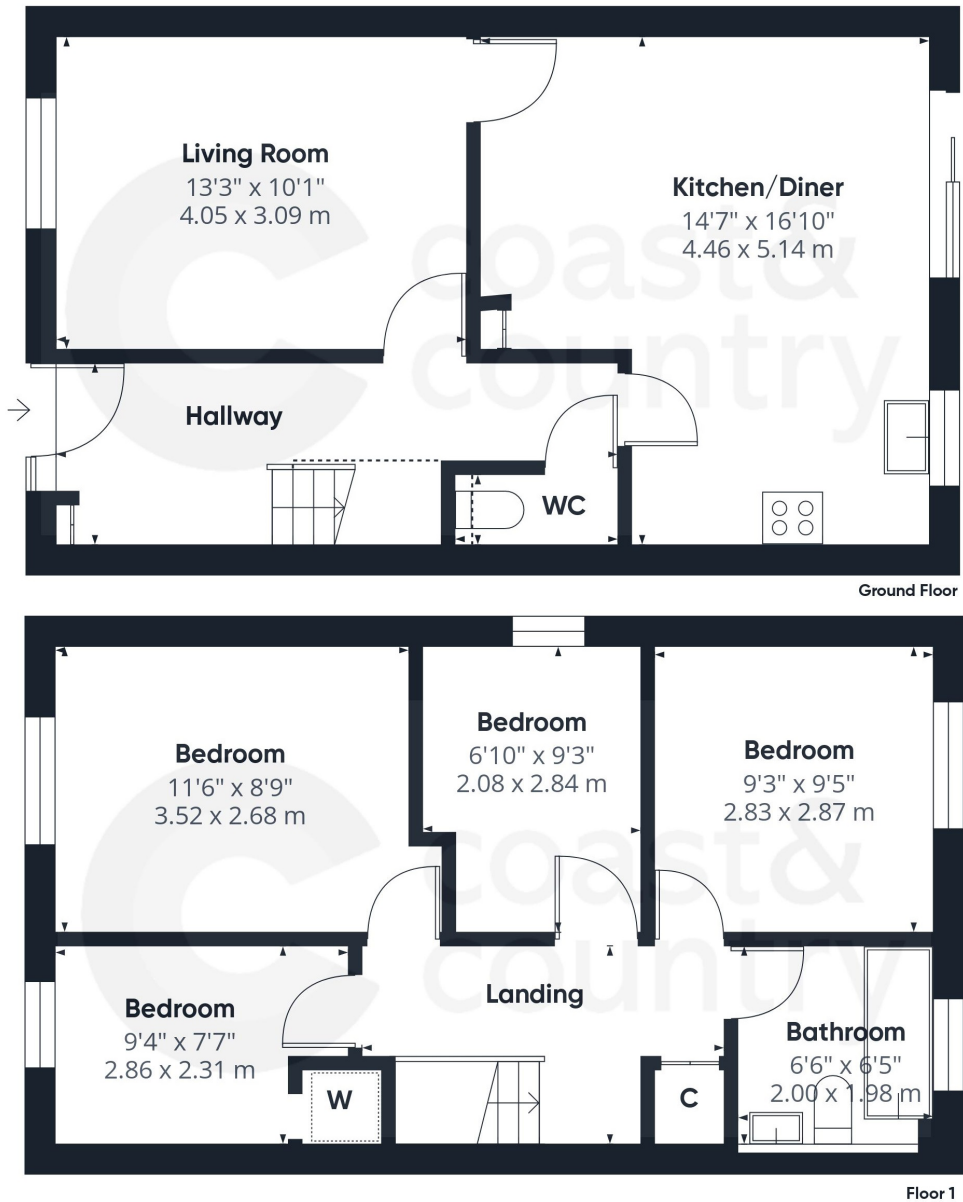
Outside to the front there is picket fence with gate and path to front door and a lawned area with established tree. The rear garden is enclosed and comprises paved patio, level lawn, timber decked area, shed and gate to side.

### Directions:

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead College. Turn left just after the play park into Ogwell Mill Road. Follow the road around to the right and take the fourth right turning into Thorn Close.



# 22 Thorn Close, Newton Abbot, TQ12 1UU



Approximate total area  
893 ft<sup>2</sup>  
83 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
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.