



## Bradley Valley, Newton Abbot

3x 1x

ENERGY RATING C73

- Virtual Tour Available
- End of Terrace House
- 3 Bedrooms
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Garage & Parking Space
- Convenient for Schools
- Popular Residential Location

**Guide Price:**  
**£250,000**  
FREEHOLD

# 51 Burnley Road, Newton Abbot, TQ12 1YD - Draft

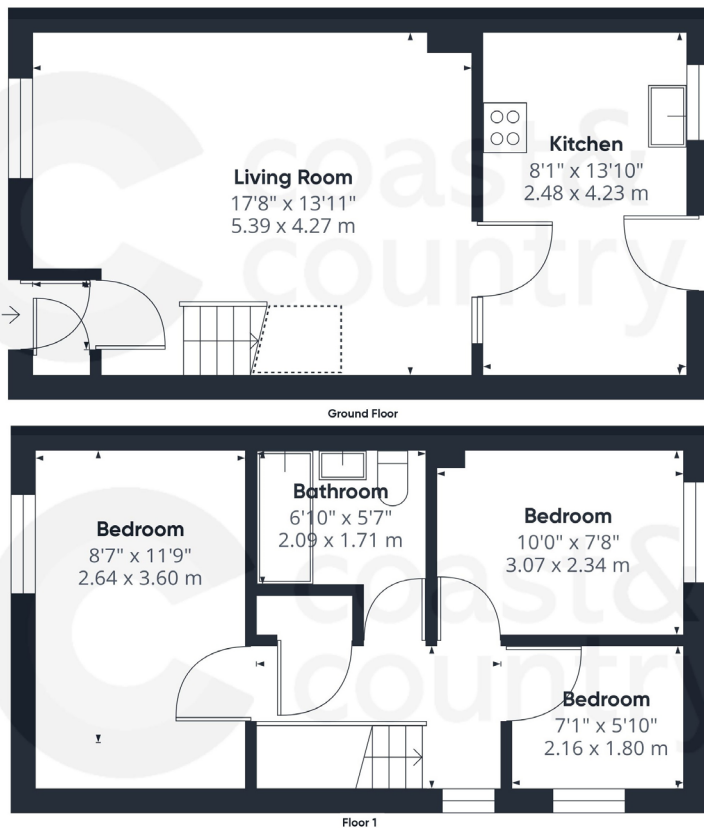
An end terraced, 1980s, brick faced three-bedroom family home offering double glazing and gas central heating. This property has been well maintained and sympathetically improved. The stylish accommodation may appeal to first time buyers, families or investors looking for a property that will appeal to the rental market. The agent was particularly impressed by the contemporary kitchen and the modern bathroom. The way the interior accommodation and easy to maintain south facing garden make this a very versatile home. A must on your viewing list, this property really stands out from similar properties on the market because of its position and presentation.

**Outside:** Front and rear gardens, the rear being south-facing with low maintenance in mind.

**Parking:** The property also boasts its own garage and off road parking space nearby.

**Directions:**

From Newton Abbot take the A383 Ashburton Road. Take the fifth turning on the left into Chercombe Valley Road. Take the first right into Burnley Road. The property can be found on the left hand side approx 100 yards after the turning, on the corner with Broadridge Close.



Approximate total area  
691.9 ft<sup>2</sup>  
64.28 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Agents Notes:**

Council Tax: Currently Band C

Tenure: Freehold

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

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 ± 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.