



## Bradley Barton, Newton Abbot

3x  1x 

ENERGY RATING C69

- Video Walk-through Available
- No Upward Chain
- Detached Home
- 3 Bedrooms
- Lounge, Kitchen & Shower Room
- Garage Beneath & Driveway
- Enclosed Rear Garden
- Much Potential
- Popular Residential Location
- Gas Central Heating & Double Glazing

**Guide Price:**  
**£299,950**  
FREEHOLD



## 93 Barton Drive, Newton Abbot, TQ12 1YU

A three-bedroom detached bungalow situated in a sought-after residential location. The accommodation also includes lounge, kitchen and shower room and benefits from gas central heating and double glazing. Outside there are easy to maintain gardens, garage and driveway parking. Internal viewings are highly recommended to appreciate the accommodation and location on offer.

Barton Drive is a sought-after address within the popular Bradley Barton area of Newton Abbot. There is a nearby convenience store and newly built Co-op supermarket a short walk away, and the town centre, with its wide range of shopping and leisure amenities along with a mainline railway station, is around a mile away. The area is also within walking distance of primary and secondary schools and for the commuter the A38 to Plymouth and Exeter (M5) is approximately 3/4 miles away.

### The Accommodation:

A part obscure-glazed entrance door leads to the entrance hallway with airing covered and access to loft. The lounge has a large window with outlook to front and multi-glazed door to the kitchen which has a range of base units with rolled edge work surfaces with tiled splashback, inset single drainer sink unit, spaces for appliances, wall mounted gas boiler and obscure-glazed door and windows leading to rear garden. Bedroom one has a window to front and bedrooms two and three both have windows to rear. There is also a shower room with shower cubicle, low-level WC, pedestal wash basin, part tiled walls and obscure-glazed window.

### Outside:

To the front there, paved steps lead to front door and there is a small lawned area with a selection of shrubs. The rear garden has a large paved patio, lawned area with timber shed and greenhouse and sloping shrub borders and gate and path to side.

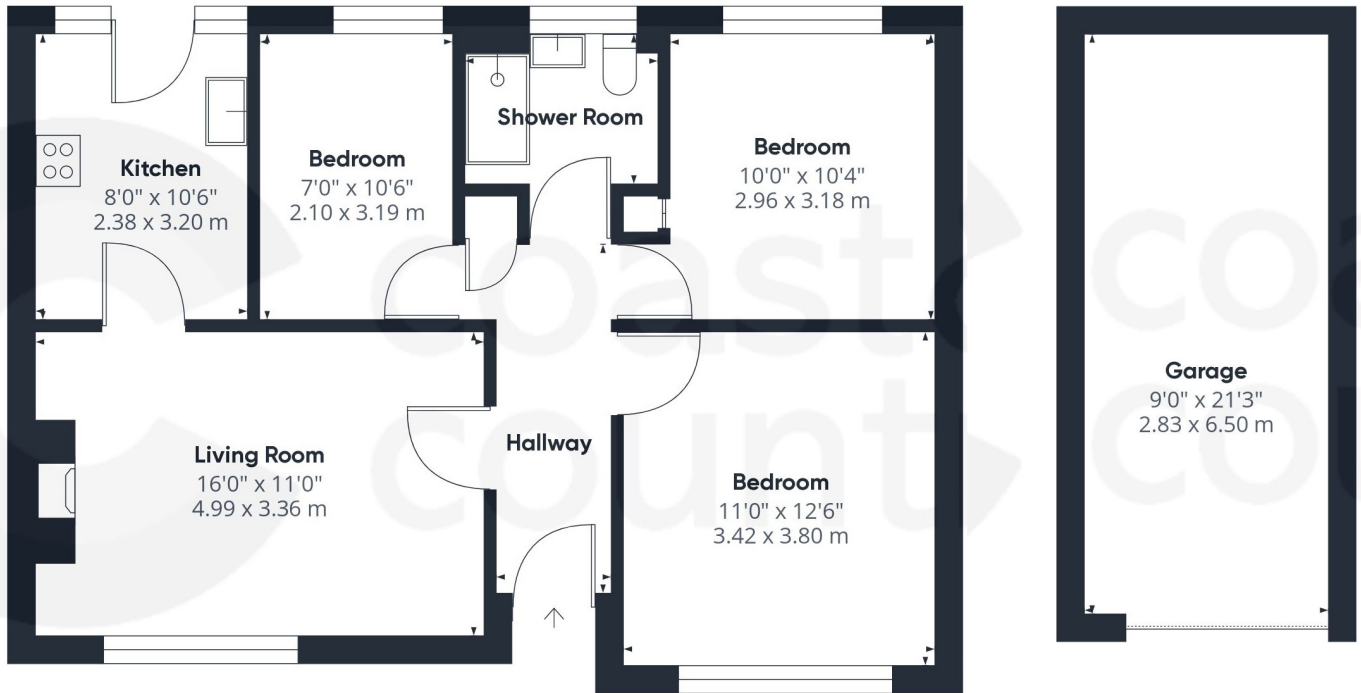
### Parking:

Driveway with off-road parking leading to a single garage with metal up and over door.

### Directions:

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead Academy on the right. Take the third turning on the left into Barton Drive.





**Approximate total area**

895.23 ft<sup>2</sup>  
83.17 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

**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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

The fire cannot be used until repairs are carried out to support the flue in the loft.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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.