

SIMPLY GREEN



Valley Path, Newton Abbot, TQ12 1YQ

Newton Abbot



Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

- Garage & Parking
- 4 Well Proportioned Bedrooms
- Principle Bedroom w/ Ensuite
- Light & Airy Throughout
- Semi-Detached Family Home
- Side Access From Front To Rear
- Conservatory
- Great Location
- Set back & Tranquil Position
- Close To Local Amenities

Property Type: Semi Detached House

Council Tax Band: B

Tenure: Freehold

Situated in the sought-after Bradley Valley, this well-proportioned semi-detached home enjoys an excellent location within Newton Abbot, conveniently close to local amenities, the train station, and A380 access. The ground floor features a generous lounge, a functional kitchen, and a versatile dining/conservatory area ideal for everyday living. The top floor is dedicated to the principal bedroom suite, offering impressive space alongside an en-suite and space for wardrobe storage. The first floor provides three further well-proportioned bedrooms and a modern family bathroom, making this an ideal home for a growing family. The property also benefits from the addition of a garage and parking spot.

Location

Bradley Valley is a popular and peaceful residential area on the outskirts of Newton Abbot, offering a friendly community feel with excellent access to local amenities. Nearby convenience stores serve day-to-day needs, while the town centre provides supermarkets, high-street shops, cafés, restaurants, and healthcare facilities.

The area is well served for schooling, with Bradley Barton Primary School and Nursery close by, along with other reputable primary and secondary options in the wider area.

Transport links are strong, with regular bus routes, easy access to the A380 and A38, and Newton Abbot railway station offering direct services to Exeter, Plymouth, Torbay, and London Paddington.

Residents also enjoy nearby parks, woodland walks, and quick access to the South Devon countryside and coastline, making Bradley Valley an ideal blend of convenience and lifestyle.





Ground Floor Accommodation

As you step into the property, you are welcomed by a well-appointed entrance hall that provides access to all principal rooms. The lounge is bright, airy, and generously proportioned, offering an ideal space for family gatherings or relaxation. It features multiple electrical sockets and a radiator, ensuring both practicality and comfort. The kitchen is also of an excellent size, benefiting from ample cabinetry and a light, neutral colour palette that enhances the sense of space. It includes a sink, breakfast-bar area, and designated space for an oven and hob—making it both functional and inviting. Currently utilised as a dining area, the conservatory offers a versatile extension of the living space. Whether used for formal dining, as a hobbies or craft room, or simply a place to unwind, it provides a charming connection to the garden and convenient side access.



First Floor Accommodation

As you ascend to the first floor, you arrive on a well-proportioned landing that provides access to all bedrooms. The largest room on this level—the second bedroom—offers a bright and airy atmosphere with pleasant views over the rear of the property. It includes a radiator and ample electrical outlets, ensuring comfort and convenience. The additional guest bedroom is also a generous double, benefitting from excellent natural light and sufficient floor space to accommodate wardrobes and other furnishings with ease. The third bedroom is ideal for visiting family, a home office, or a nursery, offering flexibility to suit a variety of lifestyle needs. The modern family bathroom is well sized and finished in light tones, enhancing the natural brightness provided by the glazed window. It comprises a bath with overhead shower, WC, and wash basin—creating a practical and inviting space for daily use.



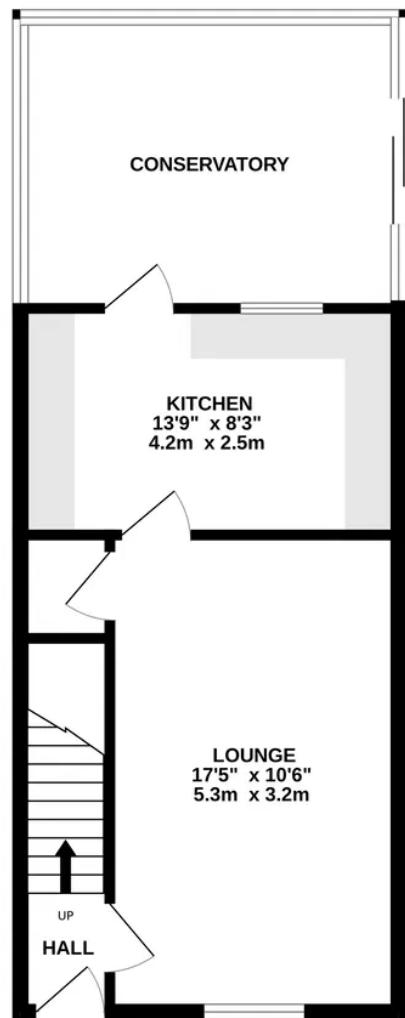
Second Floor Accommodation

Occupying the top floor is the principal suite, a space that truly feels like a private retreat. The generously sized bedroom offers ample room for a double bed while still providing substantial floor space for additional furnishings. It is equipped with multiple electrical outlets, a radiator, and convenient access to a spacious eaves storage area. The suite also benefits from an excellent wardrobe area, offering plenty of space for clothing and even the potential to create a dedicated dressing zone within the room. Completing the suite is a well-appointed ensuite, featuring a wash basin, shower, and WC—adding both comfort and convenience to this luxurious top-floor sanctuary.

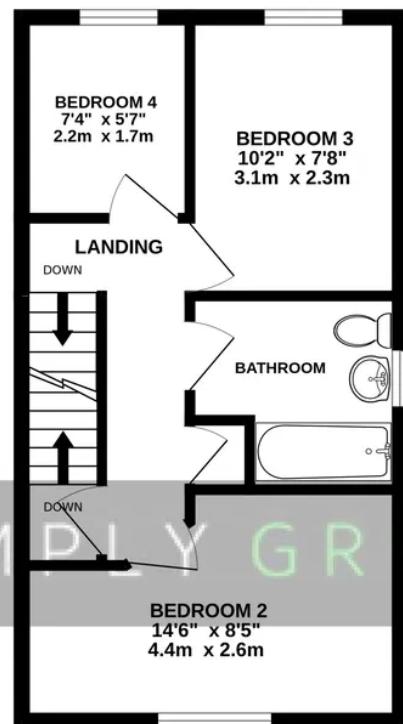
External Features

To the front of the property, you are greeted by a generously sized garden enclosed by tasteful fencing, offering a sense of privacy without detracting from the home's attractive frontage. A central pathway leads from the entrance gate directly to the front door, bordered by a spacious lawned area. Side access is available via the right-hand side of the property, providing convenient entry to the rear garden. The rear garden offers an ideal space for relaxation and outdoor enjoyment. From here, you also benefit from access to the property's garage, located in a block nearby, as well as the allocated parking space—ensuring both practicality and ease for day-to-day living.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AND

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