

**SAMPLE
MILLS**



**Valley Path
Bradley Valley
Newton Abbot
Devon**

£255,000
FREEHOLD





Valley Path, Bradley Valley,
Newton Abbot, Devon

£255,000 freehold

This very well-presented 3 bedroom mid-terraced property is set in a quiet cul-de-sac location in Bradley Valley set off the road overlooking the green. The property gives good access to nearby primary schools with Newton Abbot College and Coombeshead Academy also nearby, together with easy access to the town centre with its range of amenities and facilities to include shops, library, cinema, pubs, restaurants, hospital, doctors, dentist, A38, A380, link road to Torbay plus the main rail line to London Paddington, which runs daily.

The internal accommodation comprises entrance, lounge, nicely fitted kitchen/dining room with built-in oven and hob, 3 bedrooms and a family bathroom with shower.

The property is found in good order throughout with replacement internal doors, gas central heating, uPVC double glazing, gardens front and rear, off road parking and a garage in a block nearby.

The property is being sold with **NO ONWARD CHAIN**.

Viewing is strongly recommended.



uPVC part double glazed door opening through to:

Entrance Hall

Built-in meter cupboard. Opening through to:

Lounge – 5.33m x 4.24m (17'6" x 13'11")

TV point. Telephone point. Two radiators. Staircase rising to first floor. uPVC double glazed window overlooking the front. Coving to ceiling. Part glazed door opening through to:

Kitchen/Dining Room – 4.24m x 2.54m (13'11" x 8'4")

Inset stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above. Built-in electric oven. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Radiator. Partly tiled walls. One of the cupboards houses the gas combi boiler for the hot water and central heating system. uPVC double glazed window overlooking the rear. Coving to ceiling. Spotlight points. uPVC half double glazed door to the rear garden.

First Floor Landing

Hatch to the roof space. Built-in shelved linen cupboard.

Bedroom 1 – 4.27m x 2.62m (14'0" x 8'7")

Radiator. uPVC double glazed window overlooking the green at the front. Coving to ceiling. Inset spotlights.

Bedroom 2 – 3.07m x 2.34m (10'1" x 7'8")

Radiator. uPVC double glazed window to rear aspect.

Bedroom 3 – 2.21m x 1.80m (7'3" x 5'11")

uPVC double glazed window to rear aspect. Single panelled radiator. Spotlight points.

Bathroom and W/C – 2.34m x 2.08m (7'8" x 6'10")

Panelled bath with fitted shower and tiled surround. Pedestal wash-hand basin with tiled splash back. Low level w/c. Heated towel rail. Extractor fan.

Outside

To the front of the property, there is an area laid to gravel with surrounding borders having various bushes and flowers and being completely fenced in with a pathway approach. There is also outside lighting.

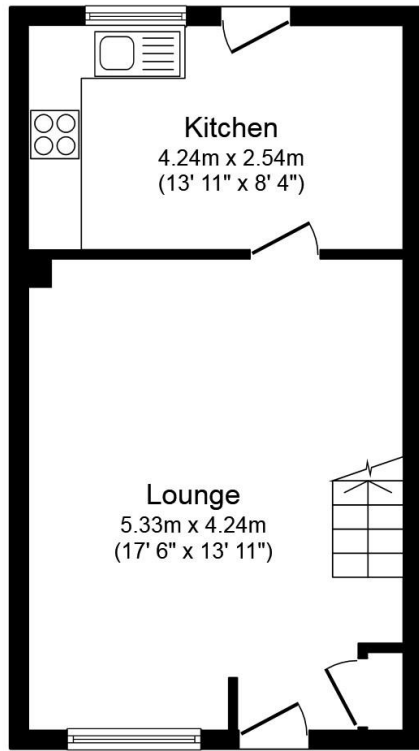
To the rear of the property, there is an area laid to patio onto a raised area which is predominately laid to decking, again with gravelled borders and raised beds with plants. Outside light. Outside tap. There is a rear gate providing access to a garage in a block nearby with metal up and over door plus off road parking in front for two cars.

Agents Note

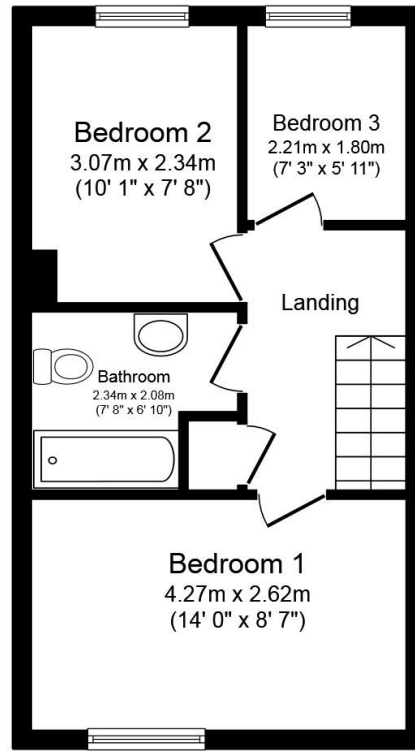
Council Tax Band: 'B' £1814.91 for 2023/24

EPC Rating: 'C'





Ground Floor



First Floor

Total floor area 67.6 sq.m. (728 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.