

**SAMPLE
MILLS**



**Kiln Orchard
Bradley Barton
Newton Abbot
Devon**

£215,000
FREEHOLD





**Kiln Orchard, Bradley Barton,
Newton Abbot, Devon**

£215,000 freehold

A 2 bedroom Mid Terrace property situated in the Bradley Barton area of Newton Abbot having easy access to all local facilities and amenities to include primary and secondary schools, the town centre with its further range of facilities and amenities to include shops, library, leisure centre, cinema, pubs and restaurants, parks, main rail line to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

The accommodation internally comprises entrance hallway, kitchen, lounge/diner with access to rear garden, 2 double bedrooms and a shower room.

The property has uPVC double glazing, gas central heating, a rear patio garden with raised beds and outside store, and an enclosed carport at the front of the property with off road parking for 2 cars.

Viewing is recommended.



Part double glazed door with side screen opening through to:

Entrance Hall

Laminate flooring. Single panelled radiator. Telephone point. Understairs area. Staircase rising to first floor. Opening through to:

Kitchen – 3.15m x 1.75m (10'4" x 5'9")

1½ bowl inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash back areas. Gas cooker point with extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Partly tiled walls. uPVC double glazed window overlooking the front. Laminate flooring. Inset spotlights.

Lounge/Diner – 5.18m x 3.58m (17'0" x 11'9")

Double panelled radiator. TV point. Telephone point. Laminate flooring. Three wall light points. Understairs storage cupboard. uPVC double glazed sliding patio doors to the rear garden.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 3.56m x 3.25m (11'8" x 10'8")

uPVC double glazed window overlooking the front. Radiator. Built-in cupboard housing gas boiler for hot water and central heating system.

Bedroom 2 – 3.56m x 3.28m (11'8" x 10'9")

Radiator. uPVC double glazed window to rear aspect.

Shower Room and w/c – 1.88m x 1.78m (6'2" x 5'10")

Shower area with panelling and fitted shower and screen. Inset wash-hand basin with cupboard space below incorporating panelling for splash back. Low level w/c. Heated towel rail. Extractor fan. Laminate flooring.

Outside

To the front of the property, there is an enclosed car port providing parking for two cars.

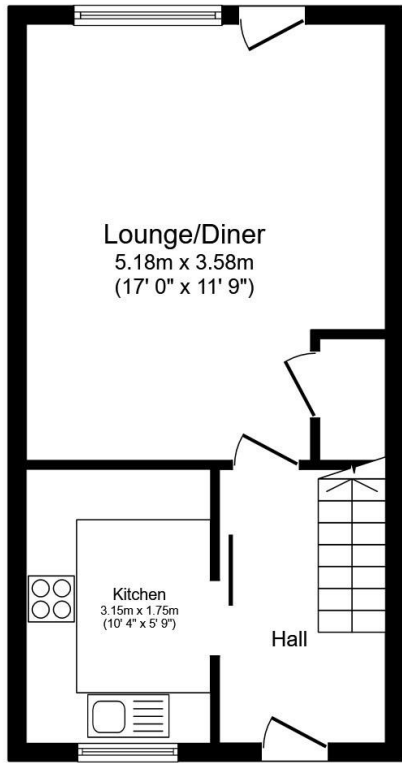
To the rear of the property, is an area predominately laid to patio with raised beds having various plants and flowers. There is also an outside store and there is a rear gate providing pedestrian access.

Agents Note

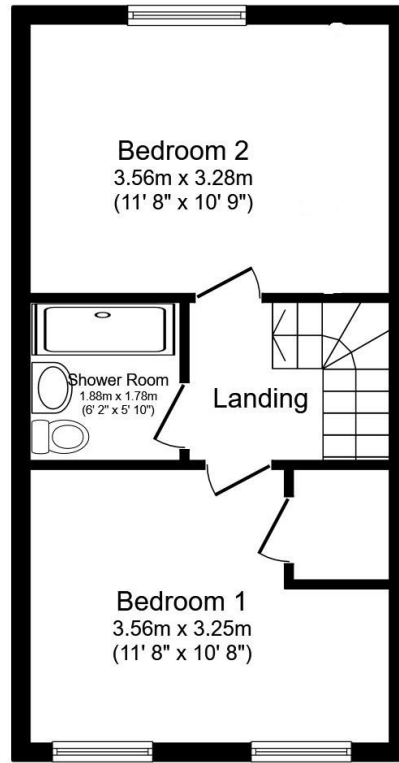
Council Tax Band: 'B' £1814.91 for 2023/24

EPC Rating: 'D'





Ground Floor



First Floor

Total floor area 72.8 m² (783 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		90 B
81-91	B		
69-80	C		
55-68	D	62 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.