

**SAMPLE
MILLS**



**Moorsend
Bradley Valley
Newton Abbot
Devon**

**OFFERS OVER
£142,000**

LEASEHOLD





**Moorsend, Bradley Valley, Newton
Abbot, Devon**

Offers over £142,000 Leasehold

A purpose built 2 bedroom First Floor Flat situated in the popular residential area of Bradley Valley within easy access to the town centre of Newton Abbot with its range of facilities and amenities to include doctors, dentist, library, schools, shops, A380, A38, M5 motorway, link road to Torbay and the main rail line to London Paddington. The property is also conveniently located on a bus route.

Internally, the accommodation comprises communal entrance with stairs rising to the first floor where the flats have their own entrance door, porch, hallway, lounge with archway through to the kitchen, 2 double bedrooms and a bathroom and WC.

Further benefits include double glazing, gas central heating, communal gardens and a garage in a block nearby.

Viewing is recommended.



Communal Entrance

Stairs lead to the first floor. Door to:

Entrance Porch

Built-in cupboard. Door to:

Entrance Hall

Built-in cupboard. Doors off to:

Lounge - 16'10" x 13'0" (5.13m x 3.96m)

uPVC double glazed window. TV point. Radiator. Archway to:

Kitchen - 9'9" x 6'6" (2.97m x 1.98m)

Stainless steel sink unit. Range of matching wall and base units. Worktop surface areas. Built-in 5 ring gas hob. Built-in electric oven. Cooker hood. Plumbing for washing machine. Space for fridge/freezer. uPVC double glazed window overlooking the rear. Partly tiled walls. Gas powered water boiler.

Bedroom 1 - 13'2" x 8'6" (4.01m x 2.59m)

Double room. Double glazed window. Radiator.

Bedroom 2 - 11'1" x 8'2" (3.38m x 2.49m)

Double room. Double glazed window. Radiator.

Bathroom

Panelled bath with shower. Wash-hand basin. Low level WC. Part tiled walls. Towel rail. Extractor fan. Wall mounted heater.

OUTSIDE

There are communal gardens and a garage in a block nearby.

AGENTS NOTE

Council Tax Band: 'A' £1645.42 for 2024/25

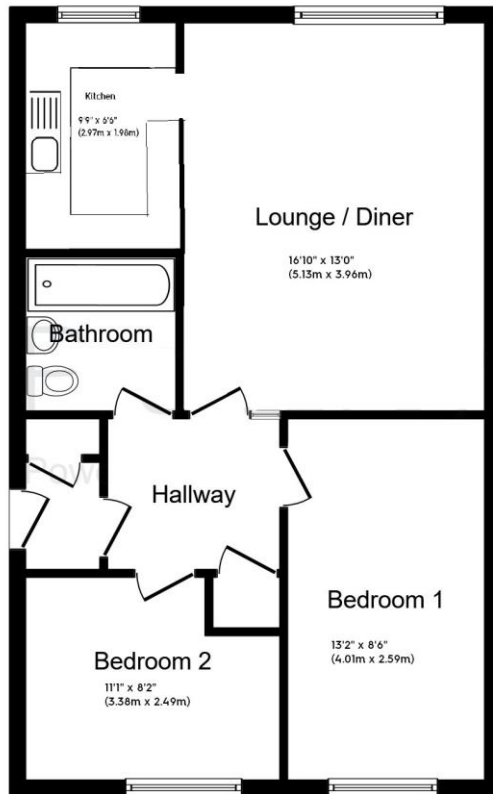
EPC Rating: 'C'

Lease: 999 years from 1976

Freehold Share: Part owned by the Vendor

Service Charge paid to Bradley Valley Management Company: £85 per month inclusive of window cleaning, buildings insurance, cleaning of communal areas.





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



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