

**SAMPLE
MILLS**



**Foxley Crescent
Bradley Barton
Newton Abbot
Devon**

£265,000
FREEHOLD





**Foxley Crescent, Bradley Barton,
Newton Abbot, Devon**

£265,000 freehold

A well-presented 3 bedroom mid terrace family home situated in the popular area of Bradley Barton, providing easy access for all local facilities to include A380, A38, shops, schools and also easy distance to the town centre and main rail line to London Paddington.

The internal accommodation comprises entrance hallway, leading to a large lounge with feature fireplace and window seat, a modern kitchen/dining room with access to the rear garden, 3 bedrooms (bedroom 1 having built-in wardrobes and bedroom 2 enjoying distant views) and a family bathroom.

Further benefits include uPVC double glazing, gas central heating, gardens front and rear plus designated parking.

Viewing is highly recommended.



uPVC half double glazed door through to:

Entrance Hall

Laminate flooring. Double panelled radiator. Built-in shelved cloaks cupboard. Staircase rising to first floor. Part glazed door through to:

Lounge – 6.40m x 3.96m (21'0" x 13'0")

Coal effect living flame fitted gas fire set within marble fireplace on hearth with mantle surround. Two radiators. uPVC double glazed window to front aspect. Window seat. Laminate flooring. Understairs storage cupboard. TV point. Part glazed door opening through to:

Kitchen/Dining Room – 4.85m x 2.72m (15'11" x 8'11")

1½ bowl stainless steel single drainer sink unit with mixer tap. Fitted matching wall and base units. Worktop surface areas. Gas cooker point with extractor hood above. Plumbing for washing machine. Space for fridge and freezer. Recess for further appliance. Partly tiled walls. Double panelled radiator. Inset spotlights. uPVC double glazed window overlooking the rear garden. Cat flap. uPVC double glazed double doors to the rear garden.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 4.47m x 3.00m (14'8" x 9'10")

Double built-in shelved cupboard. Additional built-in wardrobes with drawer space. uPVC double glazed window to front. Radiator. Laminate flooring.

Bedroom 2 – 2.74m x 2.72m (9'0" x 8'11")

uPVC double glazed window to rear aspect enjoying distant views. Radiator.

Bedroom 3 – 2.90m x 1.75m (9'6" x 5'9")

Double panelled radiator. uPVC double glazed window to front.

Bathroom – 1.75m x 1.68m, (5'9" x 5'6")

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Partly tiled walls. Obscure uPVC double glazed window.

Outside

To the front of the property, is a garden laid to lawn with borders having various bushes, shrubs and a pathway approach.

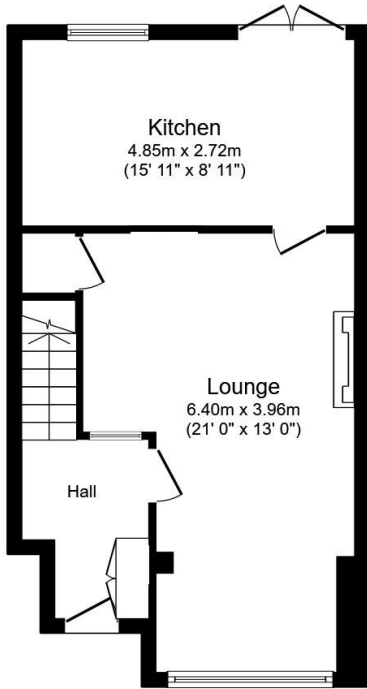
To the rear of the property, there is an improved patio area with steps up to a garden laid to two lawned areas and a further area laid to patio and a rear gate providing pedestrian access to where there is designate parking.

Agents Note

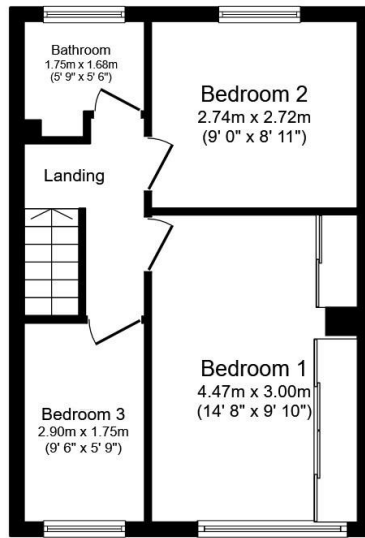
Council Tax Band: 'B' £1919.67 for 2024/25

EPC Rating: 'C'





Ground Floor
Floor area 42.6 sq.m. (459 sq.ft.)



First Floor
Floor area 35.3 sq.m. (380 sq.ft.)

TOTAL: 83.4 sq.m. (898 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.