



**SAMPLE
MILLS**

**Spring Close
Bradley Valley
Newton Abbot
Devon**

£220,000

FREEHOLD





Spring Close, Bradley Valley,
Newton Abbot, Devon

£220,000 freehold

Situated in the popular location of Bradley Valley, we are pleased to offer this 2 bedroom mid terrace family home, close to shops, primary school, Bakers Park and Bradley Woods together with bus routes into Newton Abbot town centre with its further range of facilities and amenities. The property has easy access for the A38 to Exeter and Plymouth, A380 link road to Torbay and Exeter and the main rail line to London Paddington.

The property would make an ideal investment or first time buy.

The internal accommodation comprises an entrance porch opening into the lounge, kitchen/dining room, 2 bedrooms and bathroom.

The property benefits from uPVC double glazing, gas central heating, a garage in a block and has easy to maintain front and rear gardens.

Viewing highly recommend.



Part uPVC double glazed door opening through to:

Entrance Hall

Cupboard housing the meters.

Lounge – 4.32m x 3.56m (14'2" x 11'8")

TV point. Radiator. uPVC double glazed window to the front. Understairs storage cupboard. Staircase rising to first floor. Central heating thermostat. Door through to:

Kitchen/Diner – 3.56m x 2.74m (11'8" x 9'0")

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. Partly tiled walls. Wall hung gas boiler for hot water and central heating system with digital timer control box. Coving to ceiling. Radiator. uPVC double glazed window overlooking the rear garden. uPVC double glazed door to outside.

First Floor Landing

Hatch top the roof space.

Bedroom 1 – 3.56m x 2.79m (11'8" x 9'2")

Built-in wardrobes. Single panelled radiator. uPVC double glazed window overlooking the rear garden.

Bedroom 2 – 3.56m x 2.49m (11'8" x 8'2")

Single panelled radiator. uPVC double glazed window to front aspect.

Bathroom – 2.12m x 1.00m (6'11" x 3'3")

Panelled bath with fitted shower. Tiled surround. Pedestal wash-hand basin with tiled splash back. Low level w/c. Single panelled radiator. Built-in shelved airing cupboard housing tank. Extractor fan.

Outside

To the front of the property, there is an area predominately laid to paving.

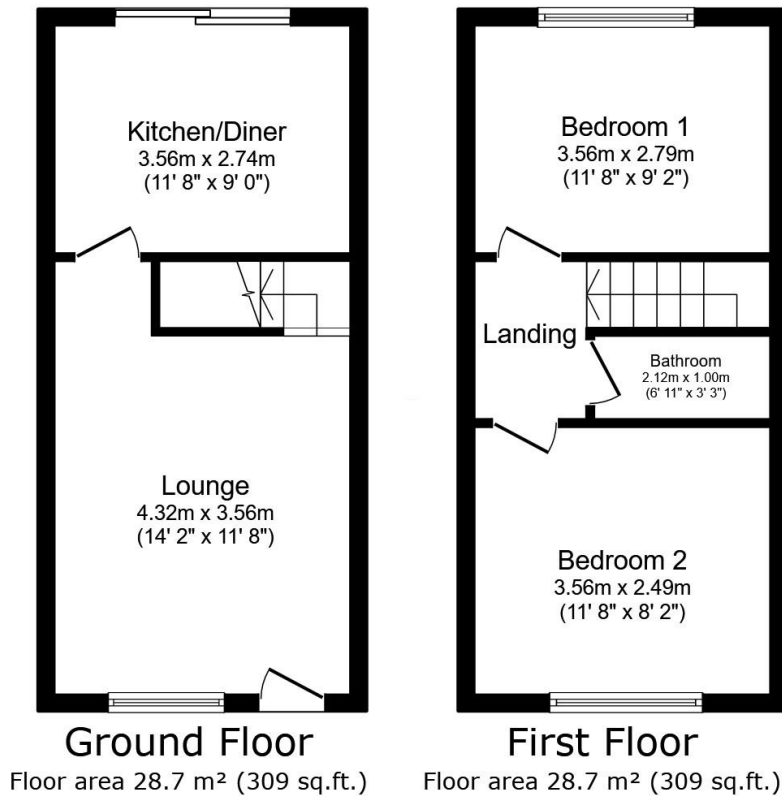
To the rear of the property, there is again, an area laid to patio with steps up to a garden area with artificial lawn and a garden shed with power and light. There is also a dividing pathway and a rear gate providing pedestrian access to where there is a garage in a block nearby, with power and light.

Agents Note

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

EPC Rating: 'D'





TOTAL: 57.4 m² (618 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		89 B
69-80	C		
55-68	D	59 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.