

**SAMPLE
MILLS**



**Holbeam Close
Bradley Valley
Newton Abbot
Devon**

£235,000
FREEHOLD





**Holbeam Close, Bradley Valley,
Newton Abbot, Devon**

£235,000 freehold

A well-presented 3 bedroom Semi-Detached property situated in a cul-de-sac location in the highly sought after residential area of Bradley Valley providing easy access for all local amenities to include the town centre of Newton Abbot with its range of facilities and amenities to include doctors, dentists, gyms and leisure centre, library, cinema, pubs and restaurants, schools, shops, A380, A38, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The internal accommodation comprises entrance porch leading to entrance hall, downstairs cloakroom, lounge and improved kitchen/diner with built-in appliances to include electric hob, electric oven with microwave over, integrated fridge/freezer and integrated dishwasher plus French doors to the rear garden. Upstairs, there are 3 bedrooms, all with built-in wardrobes, and a separate family bathroom.

Further benefits include gas central heating, double glazing, allocated parking space, ease of maintenance front and rear gardens.

Viewing is recommended.



Aluminum double glazed door through to:

Entrance Porch

Aluminum double glazed. Aluminum door through to:

Entrance Hall

Radiator. Understairs storage cupboard. Staircase rising to first floor. Laminate flooring. Door to:

Downstairs Cloakroom

Low flush suite. Inset wash-hand basin with cupboard space below.

Lounge – 4.04m x 3.10m (13'3" x 10'2")

Radiator. uPVC double glazed window to front aspect. Laminate flooring. Central heating thermostat.

Kitchen/Diner – 5.00m x 3.10m (16'5" x 10'2")

Improved kitchen comprising inset 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven with microwave over. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Space for further appliance. Inset spotlights. Walk-in shelved pantry. Double panelled radiator. uPVC double glazed window overlooking the rear. Laminate flooring. uPVC double glazed French doors onto the rear garden

First Floor Landing

Hatch to the roof space. Built-in shelved cupboard housing the gas boiler for hot water and central heating system.

Bedroom 1 – 3.84m x 2.57m (12'7" x 8'5")

Built-in wardrobes. Radiator. uPVC double glazed window to front overlooking the green.

Bedroom 2 – 3.73m x 2.82m (12'3" x 9'3")

Radiator. uPVC double glazed window to rear aspect. Built-in wardrobe.

Bedroom 3 – 2.82m x 2.29m (9'3" x 7'6")

Radiator. uPVC double glazed window to front enjoying similar views to bedroom 1. Built-in wardrobe.

Bathroom – 1.91m x 1.80m (6'3" x 5'11")

Panelled bath with fitted shower and panelling surround. Inset wash-hand basin. Low level w/c. Heated towel rail. uPVC double glazed window. Inset spotlights.

Outside

To the front of the property, there is a raised area that is predominately laid to patio/seating area.

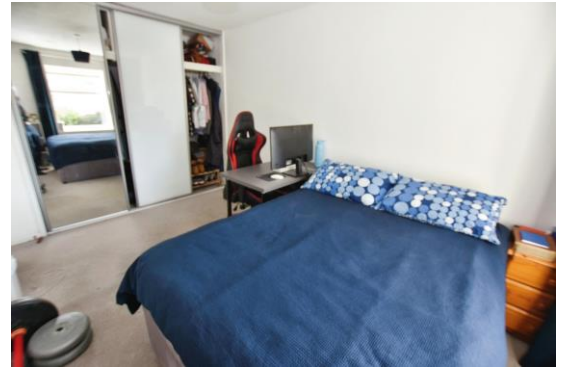
To the rear of the property, there is an area which has been laid to decking for ease of maintenance, where there is also an outside shed and outside lighting, and a rear gate providing pedestrian access.

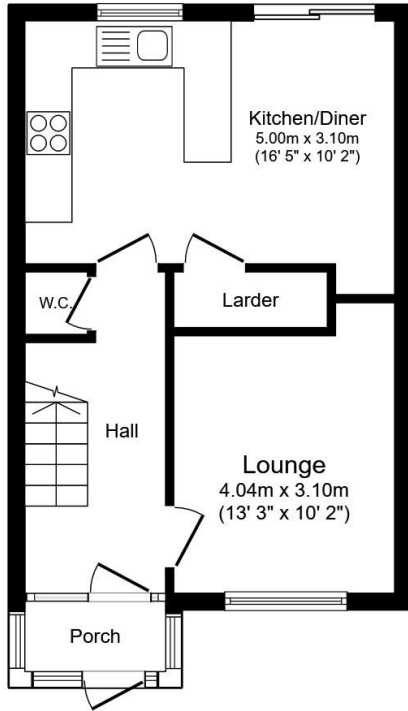
There is also an allocated parking space.

Agents Note

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

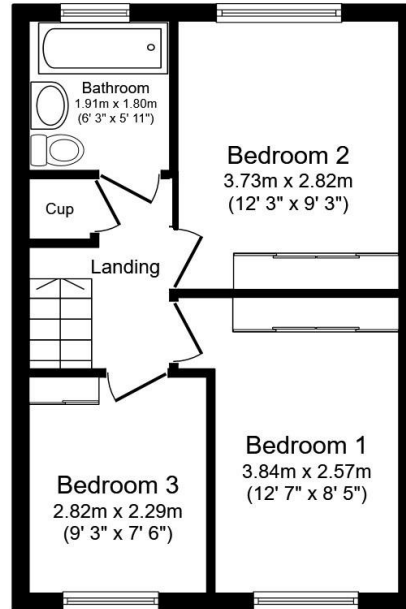
EPC Rating: 'D'





Ground Floor

Floor area 36.2 m² (390 sq.ft.)



First Floor

Floor area 34.4 m² (370 sq.ft.)

TOTAL: 70.6 m² (760 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		88 B
69-80	C		
55-68	D	56 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.