

**SAMPLE
MILLS**



**Higher Budleigh Meadow
Bradley Barton
Newton Abbot
Devon**

£300,000
FREEHOLD





Higher Budleigh Meadow, Bradley Barton,
Newton Abbot, Devon

£300,000 freehold

A 4 bedroom Semi-Detached family home situated in a popular residential cul-de-sac in Bradley Barton on the edge of Newton Abbot with easy access to local amenities including 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 internal accommodation comprises entrance porch leading to hallway, downstairs cloakroom, lounge, separate dining room, kitchen and conservatory on the ground floor. Upstairs, there are 4 bedrooms and a family bathroom.

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

Viewing is highly recommended.



uPVC double glazed door leading to:

Entrance Porch

uPVC double glazed window.

Hallway

Radiator. Staircase to first floor. Door to:

Downstairs Cloakroom

uPVC obscure double glazed window. Low level w/c. Wash-hand basin. Radiator.

Lounge – 4.46m x 3.50m (14'8" x 11'6")

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

Dining Room – 4.06m x 2.90m (13'4" x 9'6")

uPVC double glazed window to rear with a pleasant outlook. Radiator.

Kitchen – 3.66m x 2.42m (12'0" x 7'11")

A range of matching wall and base units. Worktop surface areas. Stainless steel sink unit with mixer tap over. Electric hob and electric oven. Extractor fan. Plumbing for washing machine. Wall mounted Vaillant boiler serving hot water and central heating system. uPVC double glazed door to:

Conservatory – 3.06m x 2.37m (10'0" x 7'9")

uPVC double glazed. uPVC double glazed door to rear garden. Mono pitch polycarbonate roof.

Staircase to First Floor Landing

uPVC double glazed window. Storage cupboard with radiator. Doors to:

Bedroom 1 – 3.68m x 3.28m (12'1" x 10'9")

uPVC double glazed window to rear. Radiator.

Bedroom 2 – 3.33m x 2.80m (10'11" x 9'2")

uPVC double glazed window to front. Radiator.

Bedroom 3 – 3.66m max x 2.50m max (12'0" max x 8'2" max)

uPVC double glazed window to front. Radiator.

Bedroom 4 – 2.73m x 2.10m (8'11" x 6'11")

uPVC double glazed window to rear. Radiator.

Bathroom

Corner bath with rail and chrome mixer tap. Shower cubicle with folding doors and Mira shower. Low level w/c. Pedestal hand-wash basin. Heated ladder radiator. Partly tiled walls. Extractor fan. Inset spotlights. Fully tiled.

Garage

Up and over door. Power and light.

Outside

To the front of the property, there is a patio area and lawned garden with mature shrubs. A paved path leads around to the rear garden.

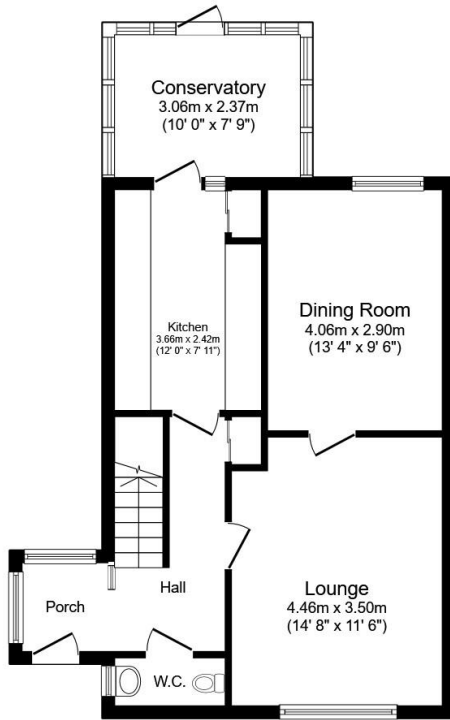
To the rear of the property, the garden has been laid to paving for ease of maintenance. Wrought iron railings. There is also a brick built shed and outside tap. In addition, there is access to the rear of the garage plus off road parking.

Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

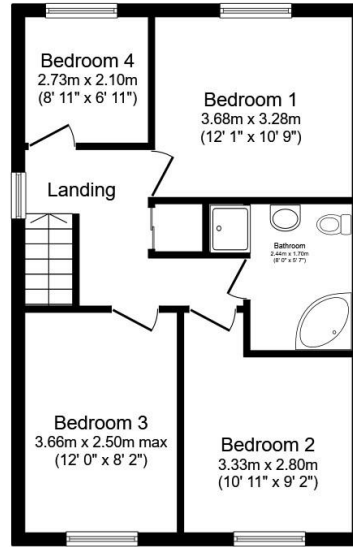
EPC Rating: 'C'





Ground Floor

Floor area 56.7 m² (610 sq.ft.)



First Floor

Floor area 46.5 m² (501 sq.ft.)

TOTAL: 103.2 m² (1,111 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		84 B
69-80	C	71 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.