Broadridge Close
Bradley Valley
Newton Abbot
Devon

£240,000
FREEHOLD

Broadridge Close, Bradley Valley, Newton Abbot, Devon

£240,000 freehold

Occupying this quiet cul de sac on the edge of this modern residential development is this 3 bedroom home comprising a lounge, kitchen/dining room, 3 bedrooms, bathroom and w/c. Other features include gas central heating, uPVC double glazing, gardens front and rear and a garage in a block nearby.

Situated on the edge of Newton Abbot within walking distance to primary and secondary schools, shopping facilities and bus routes into Newton Abbot town centre, with its further range of facilities 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.

Part double glazed door opening through to:

Entrance Porch
Meter cupboard. Glazed door through to:

Lounge – 5.33m x 4.19m (17'6" x 13'9")
Double panelled radiator. uPVC double glazed window to front. Laminate flooring. TV point. Staircase rising to first floor. Glazed door through to:

Kitchen/Diner – 3.56m x 2.44m (11'8" x 8'0")
Inset single drainer sink unit with mixer taps. Fitted wall and base units. Worktop surface areas. Electric cooker point. Plumbing for washing machine. Space for fridge/freezer. uPVC double glazed window overlooking the rear. One of the cupboards houses the gas boiler for hot water and central heating system. Laminate flooring. uPVC half double glazed door to the rear garden. Integrated dishwasher.

First Floor Landing
Hatch to roof space. Built-in shelved airing cupboard housing tank with electric immersion and timer control for hot water and central heating system.

Bedroom 1 – 3.66m x 2.59m (12'0" x 8'6")
Single panelled radiator. Built-in wardrobes. uPVC double glazed window to front.

Bedroom 2 – 3.35m x 2.23m (11'0" x 7'4")
uPVC double glazed window overlooking the rear with views over towards the countryside. Single panelled radiator.

Bedroom 3 – 2.36m x 1.75m (7'9" x 5'9")
Single panelled radiator. uPVC double glazed window overlooking the rear with views over towards the countryside.

Bathroom
Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Extractor.

Outside

To the front of the property, there is a garden predominately laid to lawn.

To the rear of the property, there is an area laid to patio with steps down to an area laid to decking. There is a further area stocked with plants and bushes. A rear gate provides access to a garage in a block nearby. Allocated parking space in front of the garage.
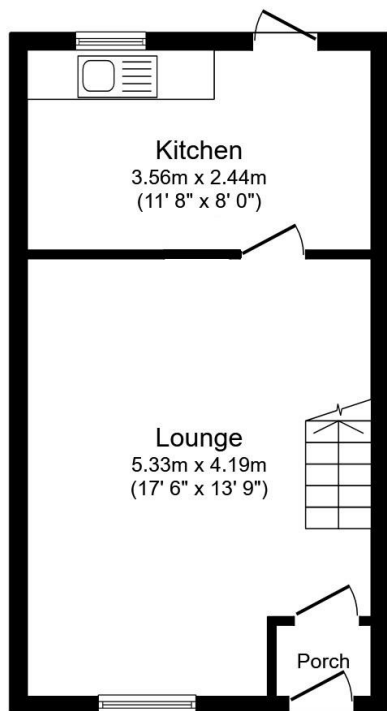
Agent's Note

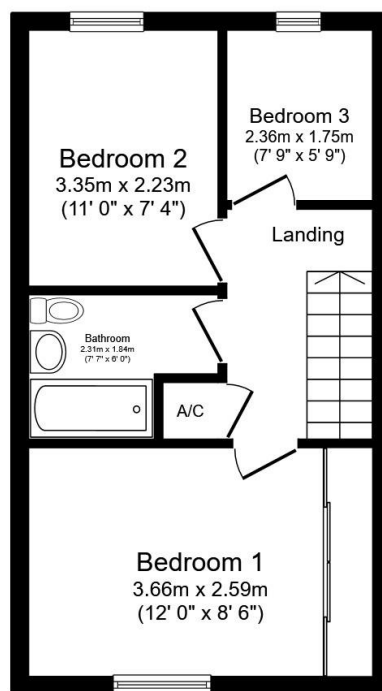Council Tax: 'B' £2012.19 for 2025/26

EPC Rating: 'C'

Long Term Flood Risk: Very Low

Ground Floor

Kitchen
3.56m x 2.44m
(11' 8" x 8' 0")

Lounge
5.33m x 4.19m
(17' 6" x 13' 9")

Porch

Ground Floor
Floor area 33.0 sq.m. (355 sq.ft.)

First Floor

Bedroom 2
3.35m x 2.23m
(11' 0" x 7' 4")

Bedroom 3
2.36m x 1.75m
(7' 9" x 5' 9")

Landing

Bathroom
2.31m x 1.84m
(7' 7" x 6' 0")

A/C

Bedroom 1
3.66m x 2.59m
(12' 0" x 8' 6")

First Floor
Floor area 33.0 sq.m. (355 sq.ft.)

TOTAL: 66.0 sq.m. (710 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

SAMPLE MILLS

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove   Zoopla.co.uk   PrimeLocation.com

Score	Energy rating		Current	Potential
92+	A			
81-91	B			89 | B
69-80	C		75 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

S712 Ravensworth 0191 917 9331