

**SAMPLE
MILLS**



**Manor Road
Bradley Valley
Newton Abbot
Devon**

£225,000
FREEHOLD





**Manor Road, Bradley Valley,
Newton Abbot, Devon**

£225,000 freehold

A 2 bedroom Semi-Detached property situated in a quiet location in the popular area of Bradley Valley with easy access to shops, schools, Bakers Park and the town centre with its further range of facilities and amenities to include leisure centre, cinema, library, doctors, dentists, A380, M5 motorway, A38, the link road to Torbay and the main railway line to London Paddington, which runs daily.

The property benefits from gas central heating and double glazing, and offers spacious accommodation comprising entrance hallway, lounge/diner, kitchen, 2 bedrooms and bathroom.

The property also has a garage in a block, allocated parking and gardens front and rear, the rear garden being larger than average size.

Viewing of this property is highly recommended.



Storm Porch

uPVC double glazed door with glass display window to:

Entrance Hallway

Staircase to landing. Consumer box. Recess understairs for coat hooks. Storage cupboard. Recess with shelving. Door to:

Lounge/Diner – 3.25m x 2.00m (10'8" x 6'7")

uPVC double glazed window looking over the front. Double panelled radiator. Double glazed patio door providing access to the rear garden. Door through to:

Kitchen – 2.62m x 2.01m (8'7" x 6'7")

A range of fitted high gloss base units. Worktop surface areas. Drainer with mixer tap over. Range of wall mounted cupboards. Extractor fan. Gas cooker point. Further fitted base units. Space for fridge/freezer.

Staircase to landing

Access to loft area. Smoke detector. Timer control unit for central heating. uPVC double glazed display window. Door to:

Bedroom 1 – 3.67m x 3.17m (12'0" x 10'5")

Single panelled radiator. uPVC double glazed window. Wooden flooring.

Bedroom 2 – 4.98m x 4.26m (16'4" x 14'0")

Single panelled radiator. uPVC double glazed windows looking over the front. Recess into:

Large walk-in storage cupboard/study – 2.15m x 0.98m (7'1" x 3'3")

Bathroom – 2.60m x 1.69m (8'6" x 5'7")

Comprising 3 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Chrome fitted towel rail. Tiled walls. Extractor fan.

Outside

To the front of the property, there is a path leading to the front door with an open planned lawn garden. There is side access leading to the rear garden.

The rear garden is level, lawned, larger than average size, hedgerow to the rear, fence surround and wooden decking. Outside water tap. Storeroom with light and power - 1.64m x 1.50m (5'5" x 4'11").

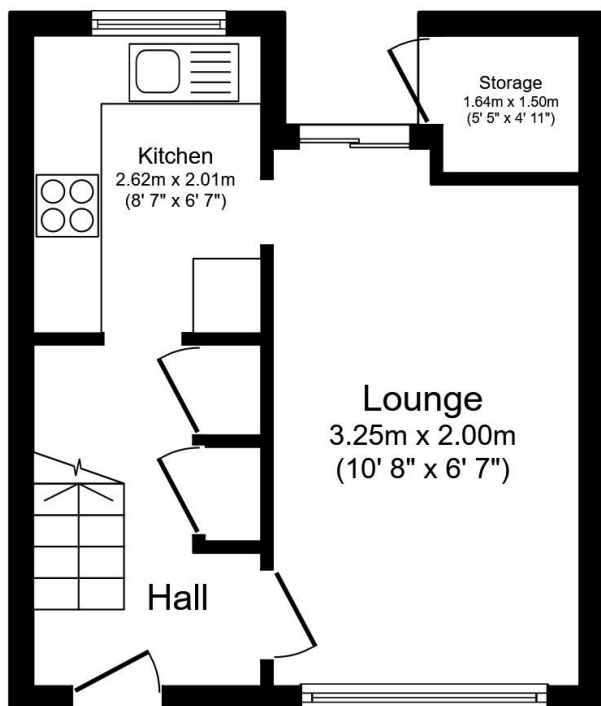
Agent's Note

Council Tax Band: 'B' £2012.19 for 2025/26

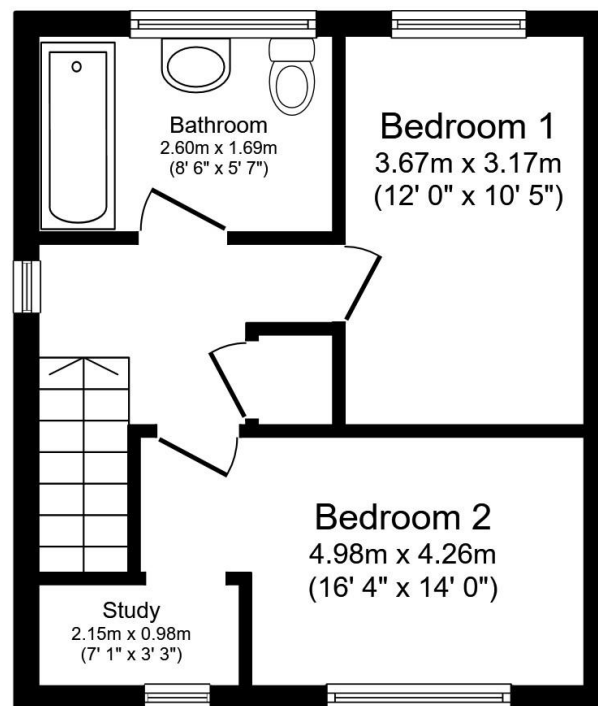
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 26.0 sq.m. (280 sq.ft.)



First Floor
Floor area 27.6 sq.m. (297 sq.ft.)

Total floor area: 53.6 sq.m. (577 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	70 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.