

**SAMPLE
MILLS**



**Barton Drive
Bradley Vale
Newton Abbot
Devon**

£315,000
FREEHOLD





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Abbot, Devon**

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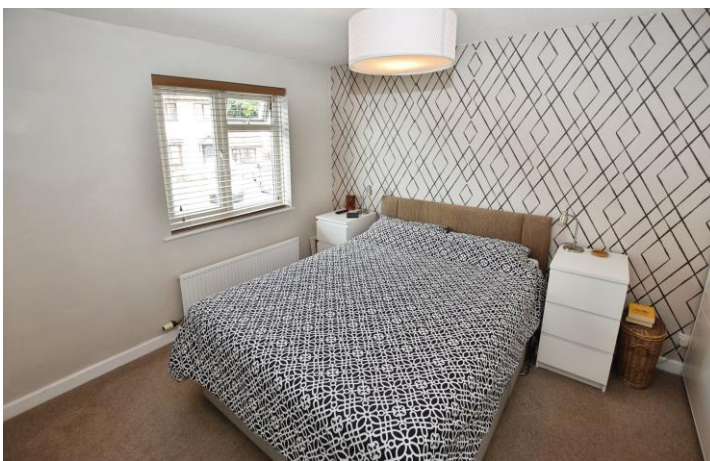
A 3 bedroom quality built detached property situated in the popular area of Bradley Vale, located within easy driving distance of the A380/M5/A38 as well as local amenities to include shops, primary and secondary schools, doctor surgery, leisure facilities and the mainline railway station to London Paddington.

The property has been extended and has a recently refitted kitchen/diner, a spacious lounge, downstairs cloakroom and a downstairs utility. Upstairs, there are 2 doubles and a single bedroom and a separate family bathroom.

The property has decking off the kitchen/diner, and lounge, to provide that alfresco style dining in those spring, summer and autumn months.

The property has ample storage with two large under house storage areas plus a cupboard area. There is a rear patio, level garden and fence surround. Further benefits include gas central heating and double glazing.

Viewing is highly recommended.



uPVC double glazed door with display window onto:

Entrance Vestibule

Wooden flooring. Textured ceiling. Circular light. Door off to:

Utility – 2.95m x 1.55m (9'8" x 5'1")

Plumbing for washing machine. Fitted base units. Stainless steel drainer with mixer tap over. Part tiled walls. Range of wall mounted cupboards. Single panelled radiator. Recessed area for fridge/freezer.

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Circular light.

Sapele door through to:

Lounge – 4.95m x 4.67m (16'3" x 15'4")

uPVC double glazed windows looking over the rear. uPVC double glazed French patio doors onto the rear garden. TV point. Double panelled radiator. Coving to ceiling. Further double panelled radiator. Recessed area with understairs storage cupboard. Sapele door with step down to:

Kitchen – 5.18m x 2.44m (17'0" x 8'0")

Recently refitted. A good range of quality fitted base units with drawers. Built-in storage cupboards with shelving and carousel units. Built-in stainless steel double oven. Fitted wooden worktop surface areas. Stainless steel drainer 1½ with mixer tap over. uPVC double glazed windows looking over the front. Further range of wall mounted cupboards. Fitted Zanussi extractor hood. Mottle effect splash back. Further range of fitted base units with wooden worktop surface areas. Wooden shelving. Concealed lighting. Click wooden effect flooring. Squared arch through to:

Dining Area – 3.23m x 2.49m (10'7" x 8'2")

uPVC double glazed window to the rear. Sliding French patio doors onto the rear garden. Skylight window. Concealed lighting.

Staircase to Landing

Textured ceiling. Circular light. Access to loft area. Airing cupboard with shelving. Doors off to:

Master Bedroom – 3.78m x 2.90m (12'5" x 9'6")

Textured ceiling. uPVC double glazed windows looking over the front. Single panelled radiator. TV point.

Bedroom 2 – 3.23m x 2.62m (10'7" x 8'7")

uPVC double glazed window looking over the rear. Single panelled radiator.

Bedroom 3 – 2.41m x 2.24m (7'11" x 7'4")

Textured ceiling. Single panelled radiator. uPVC double glazed window.

Bathroom

Panelled bath with wooden effect panelling. Part tiled walls. Fitted Mira shower. Obscure glazed window. Shower screen. Chrome mixer taps. Wooden shelving. Vanity wash-hand basin. Low level w/c. Checkerboard flooring. Chrome fitted ladder radiator. Circular light. Textured ceiling. Wall mounted medicine cabinet.

Outside

To the front, the property has off road tarmacked driveway with parking for several cars. Lawn garden to the front and access to the front door which has a storm porch.

The rear garden comprises wooden decking with wooden panelling and steps down to the rear garden, which has an under house storage area. There is a patio area, lawn garden, borders and shrubs, fence surround and gravelled area to the side. Steps lead up to the front, which has access around to the front, with a further gravelled area. There is an under house storage area and further under house storage area with glass door. The rear garden is enclosed by trees. There is an access lane providing access down to the town centre.

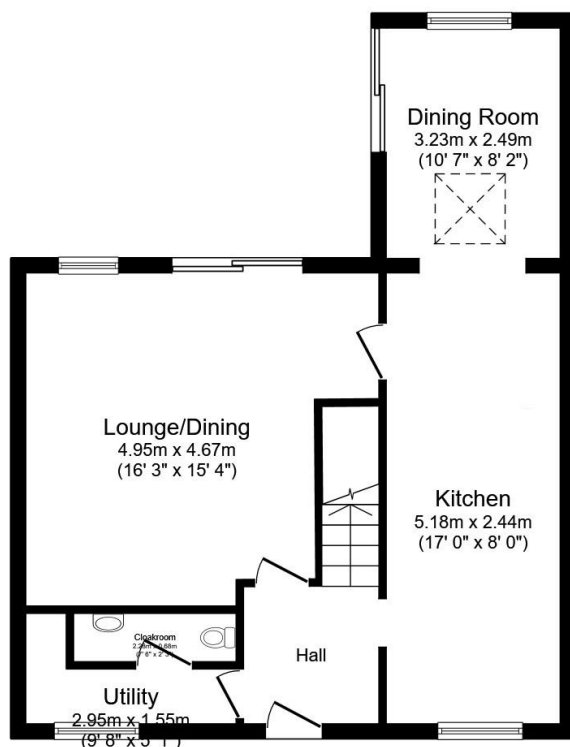
Agent's Note

Council Tax Band: 'C' £2299.64 for 2025/26

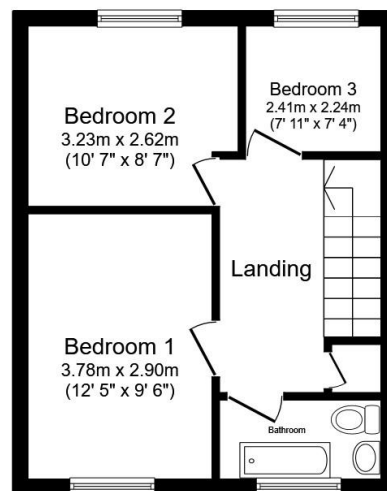
EPC Rating: 'C'

Long Term Flood Risk: Very Low





Ground Floor
Floor area 55.7 sq.m. (600 sq.ft.)



First Floor
Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 87.2 sq.m. (938 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		
69-80	C	73 C	84 B
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.