

**SAMPLE
MILLS**



**Valley Path
Bradley Valley
Newton Abbot
Devon**

£265,000
FREEHOLD





Valley Path, Bradley Valley, Newton Abbot, Devon

£265,000 freehold

Occupying this cul-de-sac is this semi-detached home in the Bradley Valley area of Newton Abbot close to the school, shop and bus route into Newton Abbot town centre with its further range of facilities and amenities to include further shops, schools, Bakers Park, 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 accommodation comprises entrance hall, lounge, kitchen and conservatory. On the first floor there are 3 bedrooms and a bathroom. From the landing, a staircase rises to a master bedroom, where there is an en-suite.

The property also has gas central heating, double glazing, gardens front and rear, a garage in a block plus allocated parking space.



Part uPVC double glazed door through to:

Entrance Hall

Laminate flooring. Built-in cloaks cupboard housing the meters. Double panelled radiator. Staircase rising to first floor. Door opening through to:

Lounge – 5.31m x 3.20m (17'5" x 10'6")

Radiator. TV point. Virgin Media. uPVC double glazed window to front. Laminate flooring. Understairs storage cupboard. Glazed door opening through to:

Kitchen – 4.19m x 2.51m (13'9" x 8'3")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. Electric cooker point. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Recesses for further appliances. Radiator. Tiled floor. uPVC double glazed window. Wall hung gas boiler for hot water and central heating system. Partly tiled walls. Glazed door through to:

Conservatory – 3.96m x 3.23m (13'0" x 10'7")

Radiator. Tiled floor. uPVC double glazed with sliding doors to the side providing access to the rear garden.

First Floor Landing

Built-in shelved cupboard. Door providing access to the master bedroom. Door to:

Bedroom 2 – 4.42m x 2.57m (14'6" x 8'5")

Double panelled radiator. uPVC double glazed window to front. Telephone point.

Bedroom 3 – 3.10m x 2.34m (10'2" x 7'8")

Double panelled radiator. uPVC double glazed window enjoying a rear aspect.

Bedroom 4 – 2.24m x 1.70m (7'4" x 5'9")

Single panelled radiator. uPVC double glazed window overlooking the rear garden.

Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Shaver point. Partly tiled walls. uPVC double glazed window.

From the Landing, staircase rises to:

Bedroom 1 –

6.15m max x 4.06m max – overall floorspace reducing to 3.45m x 1.90m

(20'2" max x 13'4" max – overall floorspace reducing to 11'4" x 6'3")

Radiator. uPVC double glazed window to rear aspect. Built-in cupboard. Eaves storage. Double glazed Velux window. Door to:

En-Suite

Shower cubicle with panelling, fitted shower and sliding doors. Wall mounted wash-hand basin. Low level w/c. Obscure uPVC double glazed window. Strip light/shaver point.

Outside

To the front of the property, is a garden predominately laid to lawn with various bushes, and to the side. There is also a pathway providing access to the front door.

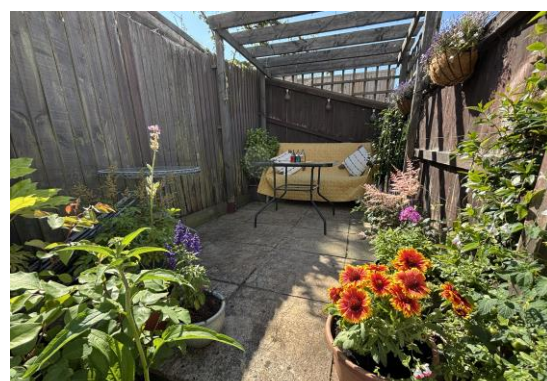
To the rear of the property, there is an enclosed patio area with various bushes and there is also a further patio with an enclosed area and a rear gate providing access to a garage in a block nearby and allocated parking space.

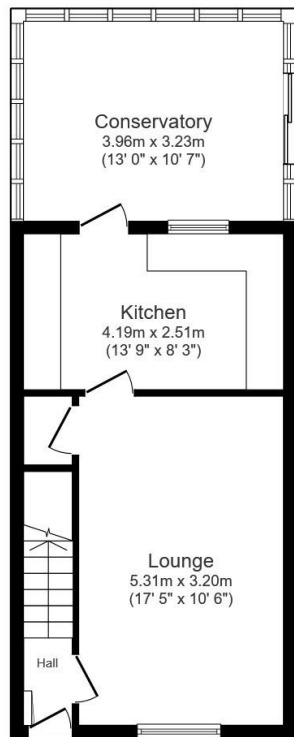
Agent's Note

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

EPC Rating: 'C'

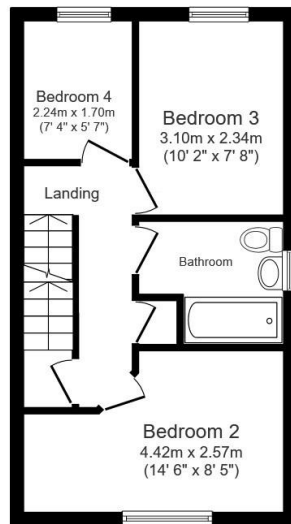
Long Term Flood Risk: Very Low





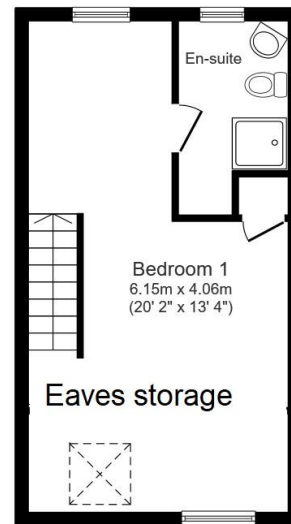
Ground Floor

Floor area 47.6 sq.m. (512 sq.ft.)



First Floor

Floor area 33.2 sq.m. (357 sq.ft.)



Second Floor

Floor area 26.5 sq.m. (286 sq.ft.)

Total floor area: 107.3 sq.m. (1,155 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	79 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.

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