

**SAMPLE
MILLS**



**Platinum Walk
Bradley Barton
Newton Abbot
Devon**

£270,000
FREEHOLD





**Platinum Walk, Bradley Barton,
Newton Abbot, Devon**

£270,000 freehold

A Semi-Detached modern 3 bedroom property situated in the popular area of Bradley Barton, close to schools, shops and bus services into the market town of Newton Abbot with its further range of facilities and amenities including shops, cinema, library, doctors, dentists, leisure centre, gyms, pubs and restaurants, the main rail line to London Paddington and gaining easy access to Torbay, Exeter and Plymouth.

The accommodation is modern style living with a downstairs cloakroom, lounge, kitchen/dining room with access onto the rear garden, 3 bedrooms, master which has an en-suite and a separate family bathroom.

The property benefits from an enclosed garden to the rear, which is level, and good off road parking.

As the property is a new build, it is under the 10 year NSBC warranty.



uPVC double glazed door to:

Entrance Hallway

Single panelled radiator. Consumer box.

Downstairs Cloakroom

Low level w/c. Wash-hand basin with tiled splash back. Tiled effect flooring. Obscure double glazed window.

Lounge - 4.30m x 3.60m (14'1" x 11'10")

Feature wall with wooden panelling. uPVC double glazed window looking over the front. TV point. Internet points. Understairs storage cupboard. Door through to:

Kitchen/Diner - 4.62m x 2.62m (15'2" x 8'7")

A good range of fitted base units. Wooden effect worktop surface areas. Drainer 1½ with tap over. Range of wall mounted cupboards. Built-in 4 ring hob with stainless steel splash back and canopy over. Single oven. uPVC double glazed doors providing access onto the rear garden over the decking area. Double panelled radiator. Ideal Logic boiler serving hot water and central heating system.

Staircase to Landing

Wooden balustrade. Controlled lighting on staircase. Access to loft area. Airing cupboard with shelving. Door through to:

Bedroom 1 - 3.68m x 2.84m (12'1" x 9'4")

uPVC double glazed windows looking over the front. Single panelled radiator. Thermostat control for central heating. Storage cupboard. Built-in wardrobe, hanging rails and shelving.

En-Suite

Shower cubicle. Wash-hand basin. Low level w/c. Obscure glazed window. Extractor fan. Circular light. Chrome fitted towel radiator.

Bedroom 2 - 2.77m x 2.30m (9'1" x 7'7")

Faces the rear. uPVC double glazed window. Single panelled radiator.

Bedroom 3 - 2.29m x 1.73m (7'6" x 5'8")

Faces the rear. uPVC double glazed window. Single panelled radiator.

Bathroom

Panelled bath, shower screen, fitted Mira shower. Low level w/c. Wash-hand basin. Tiled walls. Concealed lighting. Extractor fan. Obscure glazed window. Tile effect flooring.

Outside

The property has a walkway to the front, off Sovereign Road, easy access.

The rear of the property benefits from a decked area with steps down onto a lawn garden, which has a fence and wall surround. It has rear access and parking for 2 cars.

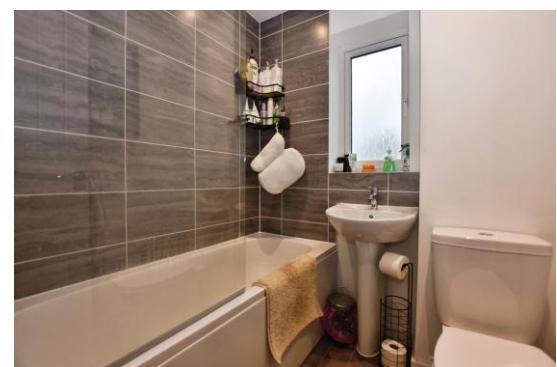
Agent's Note

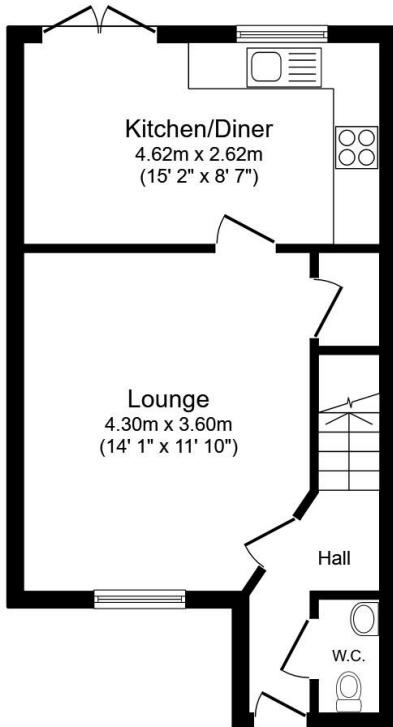
Council Tax Band: 'C' £2299.64 for 2025/26

EPC Rating: 'B'

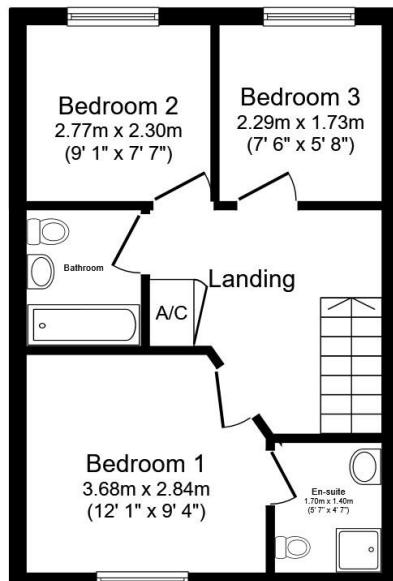
Long Term Flood Risk: Very Low

The property is a new build and under the 10 year NSBC warranty. The Vendor informs us that they have a year left on a 3 year warranty for any damages.





Ground Floor
Floor area 35.6 sq.m. (383 sq.ft.)



First Floor
Floor area 32.9 sq.m. (354 sq.ft.)

Total floor area: 68.4 sq.m. (737 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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PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		83 B
69-80	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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