

**SAMPLE
MILLS**



**Shobbrook Hill
Bradley Valley
Newton Abbot
Devon**

£250,000
FREEHOLD





Shobbrook Hill, Bradley Valley,
Newton Abbot, Devon

£250,000 freehold

A detached 2 bedroom bungalow situated in the popular area of Bradley Valley with easy access to school, shop and bus routes 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 on a daily basis.

The property is sold with **NO CHAIN** and comprises entrance porch, spacious lounge, 2 bedrooms, bathroom and kitchen. The property has a garage in a block and has the benefit of gas central heating and solar panels.

For those seeking a bungalow in this desirable area, viewing is highly recommended.



Storm Porch

uPVC double glazed door with double glazed windows. Laminate flooring.

Entrance Hallway

Composite double glazed door. Single panelled radiator. Access to loft area. Electric meter. Gas meter. Consumer box. Smoke detector. Door off to:

Lounge – 5.01m x 3.60m (16'5" x 11'10")

Coving to ceiling. Built-in storage cupboard with recess and shelf. Feature fireplace, mantle over and raised hearth. Textured ceiling. Double panelled radiator. Recessed area. Door through to:

Kitchen – 2.80m x 2.30m (9'2" x 7'7")

A range of fitted base units. Worktop surface areas. Built-in 4 ring hob. Built-in single oven, storage cupboards below and over. Splashback with stainless steel canopy over. Tiled walls. uPVC double glazed window. Range of wall mounted cupboards. Display panelling. Tiled flooring. Sliding doors onto:

Rear Conservatory – 3.90m x 2.20m (12'10" x 7'3")

Brick based conservatory. uPVC double glazed windows. Apex ceiling. Sliding patio doors onto the rear garden.

Doors off to:

Bedroom 1 – 4.30m x 2.50m (14'1" x 8'2")

Recessed box window looking over the rear garden with uPVC double glazed window. Double panelled radiator. Range of fully fitted Sharp wardrobes with sliding doors, hanging rails and shelving. Storage cupboards over.

Bedroom 2 – 3.30m x 2.90m (10'10" x 9'6")

uPVC double glazed window looking over the front. Single panelled radiator. Textured ceiling.

Bathroom

Underfloor heating. Vanity wash-hand basin. Low level w/c. Built-in shower with folding door and Fitted Mira shower. Tiled walls. Storage cupboard. Extractor fan.

Garage – 5.10m x 3.00m (16'9" x 9'10")

In a block. Up and over door.

Outside

To the front, the property has wrought iron railings with paved parking leading down to the front of the property, artificial lawn garden with raised wall, borders, shrubs and plants. There is an outside bin storage area. The property has outside security cameras and wooden side gate giving access to the rear.

The rear garden is level and comprises artificial grass and lawned area, fence surround and outside workshop. Side gate. Views over the surrounding area towards Highweek and over. There is a paved patio area as well. The property also has the benefit of its own solar panel heating which provides a small revenue back. The property also has the benefit of a garage in a block.

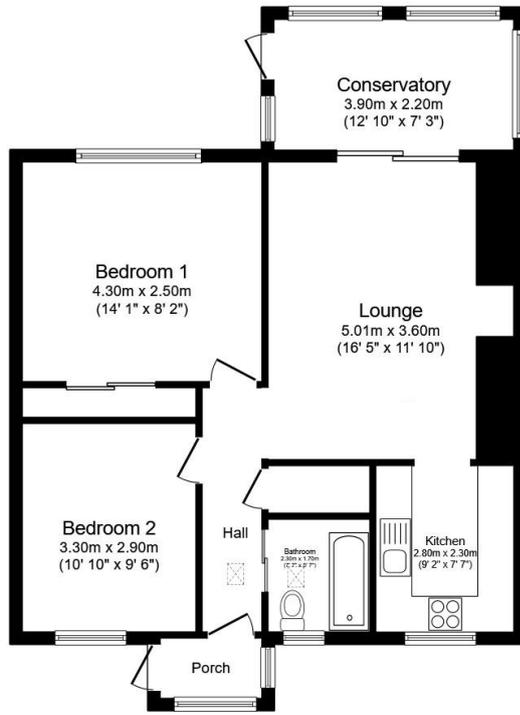
Agent's Note

Council Tax Band: 'B'

EPC Rating: 'C'

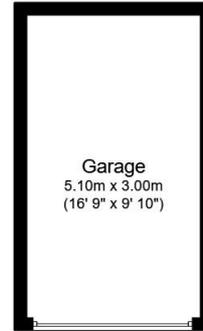
Long Term Flood Risk: Very Low





Floor Plan

Floor area 76.4 sq.m. (823 sq.ft.)



Garage

Floor area 14.8 sq.m. (159 sq.ft.)

Total floor area: 91.2 sq.m. (982 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	78 C	81 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.