

SIMPLY GREEN

Broadridge Close, Newton Abbot, TQ12 1YE

Newton Abbot - Guide Price £235,000



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

- Perfect FTB Home
- Modernised Throughout
- Conservatory
- Open Plan Living Space
- Far Reaching Countryside Views
- 3 Well Proportioned Bedrooms
- Allocated Parking
- Good Size Rear Garden
- Close To Local Amenities
- Central Location

**Property Type:** Terraced House

**Council Tax Band:** B

**Tenure:** Freehold

This well-presented three-bedroom terraced property is located on the outskirts of Bradley Valley and enjoys outstanding rural views, making it an ideal purchase for first-time buyers. Internally, the accommodation comprises a conservatory and an open-plan lounge, dining area, and kitchen with breakfast bar, creating a bright and sociable living space. To the first floor are three well-proportioned bedrooms, a useful storage cupboard, and a family bathroom. Externally, the property benefits from an allocated parking space, a front garden area, and a generously sized enclosed rear garden with direct access to the allocated parking.







## Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious open-plan living area. The generously sized lounge and dining space offers a bright and airy atmosphere and, like the rest of the home, has been thoughtfully modernised to create a move-in-ready property ideal for any buyer. The kitchen is well proportioned and features a breakfast bar that seamlessly connects the dining area to the kitchen. Sleek matte grey cabinetry is complemented by a stylish squared slate-effect worktop, creating a contemporary finish. The kitchen provides space for a washing machine and a freestanding fridge/freezer, along with an integrated electric oven and hob. A window and direct access to the conservatory allow an abundance of natural light to flood the space. The conservatory is a generous addition and works perfectly as an additional reception room, with French doors opening out to the garden, making it ideal for both relaxing and entertaining.

## First Floor Accommodation

To the first floor, you will find three well-proportioned bedrooms. The principal bedroom is positioned at the front of the property and benefits from generous floor space, comfortably accommodating freestanding wardrobes. The second bedroom is ideal for a growing family and enjoys pleasant views over the Devon countryside, creating a light and welcoming atmosphere. The third bedroom is perfectly suited as a nursery, home office, or guest room. The family bathroom is well sized and features partially tiled walls complemented by painted finishes, giving the space a modern and fresh feel. The bathroom comprises a bath with shower over, WC, and wash basin.



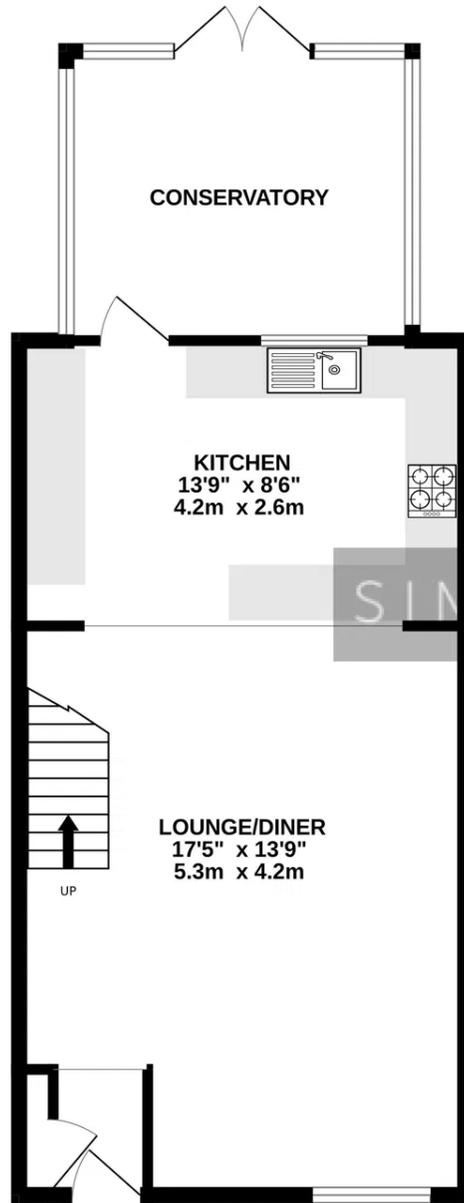
## External Features

To the front of the property, a pathway leads to the main entrance, creating a welcoming approach to the home. To the rear, the garden offers a generous lawned area, ideal for outdoor enjoyment, along with convenient access to the allocated parking space.

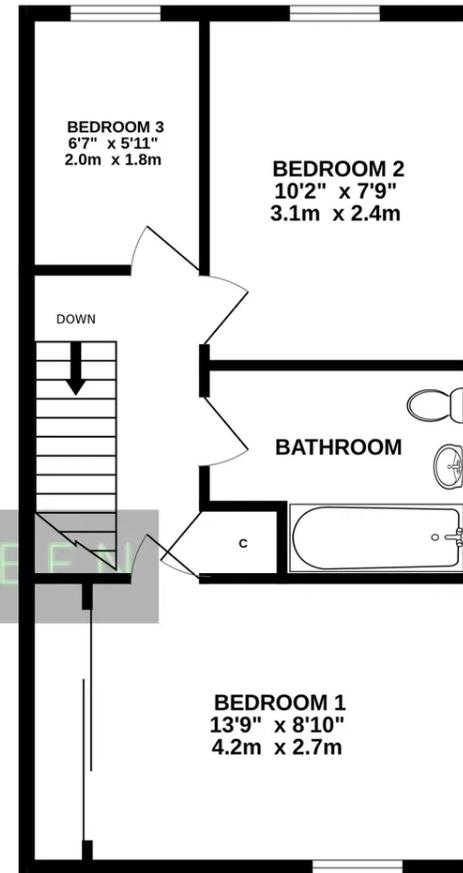
## Location

Broadridge Close is a quiet residential cul-de-sac situated in the popular Bradley Valley area of Newton Abbot, offering a peaceful setting while remaining conveniently close to the town centre. Newton Abbot provides a wide range of amenities including shops, supermarkets, cafés, leisure facilities, GP surgeries and a mainline railway station with direct services to London Paddington. The area is well served by local schools, with several primary options nearby and secondary schools including Newton Abbot College and Coombeshead Academy within easy reach. Excellent road links via the A380 provide access to Exeter, Torbay and the wider motorway network, making this an ideal location for families and commuters alike.

GROUND FLOOR



1ST FLOOR



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AND

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