

**SAMPLE
MILLS**



**Manor Road
Bradley Barton
Newton Abbot
Devon**

£200,000
FREEHOLD





Manor Road, Bradley Barton,
Newton Abbot, Devon

£200,000 freehold

Situated on the edge of Bradley Barton, is this 3 bedroom Semi-detached family home close to Bradley Barton primary school, the One Shop, and bus stops, together with gaining easy access into Newton Abbot town centre with its further range of facilities 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 comprises an entrance hall, lounge, kitchen, conservatory and downstairs bathroom. On the first floor there are three bedrooms.

The property also has gas central heating, uPVC double glazing, off road parking and gardens to the front and rear.

Being offered with NO CHAIN, the property is an ideal first time buy or investment opportunity.



uPVC part double glazed door through to:

Entrance Hall

uPVC double glazed window to front. Staircase rising to first floor. Door through to:

Lounge - 5.44m x 3.02m (17'10" x 9'11")

Two radiators. uPVC double glazed window to front. Picture rail. uPVC double glazed doors through to the conservatory. Part glazed door through to:

Kitchen - 2.54m x 2.54m (8'4" x 8'4")

One and a half bowl sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in four ring electric hob with extractor hood above and electric oven beneath. Space for fridge-freezer. Space and plumbing for washing machine. Partly tiled walls. Wall hung gas boiler for hot water and central heating system with digital timer control box. Double panelled radiator. uPVC double glazed window overlooking the rear garden. Vinyl floor covering. uPVC half double glazed door to outside.

Conservatory - 3.28m x 2.90m (10'9" x 9'6")

uPVC double glazed. Double doors to the rear garden.

Bathroom

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Radiator. uPVC double glazed window.

First Floor Landing

Hatch to the roof space. Doors off to:

Bedroom 1 - 5.46m x 2.62m (17'11" x 8'7")

uPVC double glazed windows overlooking the front and rear. Double panelled radiator.

Bedroom 2 - 3.00m x 1.91m (9'10" x 6'3")

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

Bedroom 3 - 2.41m x 2.06m (7'11" x 6'9")

Double panelled radiator. uPVC double glazed window to front.

Outside

To the front of the property, is a lawned garden with a hedge to the front. There is access from the side to the rear, where there is an area laid to patio and a hard-standing where there is a garden shed and a fenced in garden predominately laid to lawn. There are also areas laid to gravel.

In addition, there is off road parking.

Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

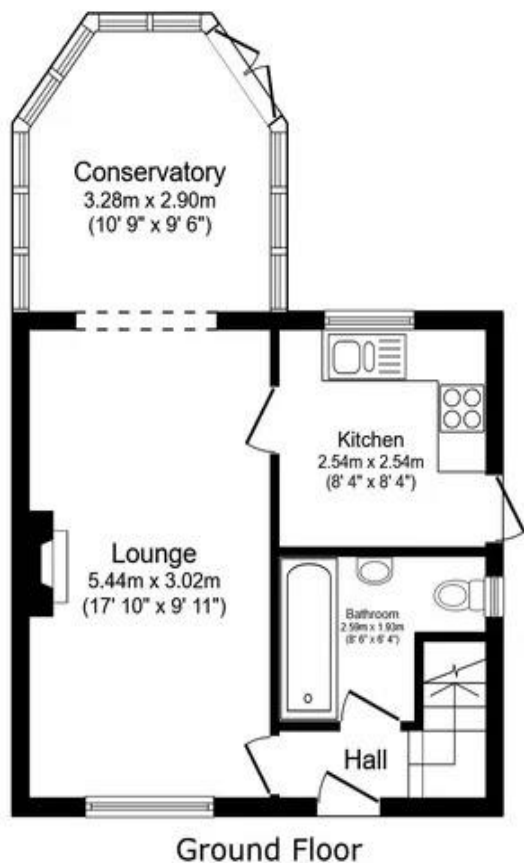
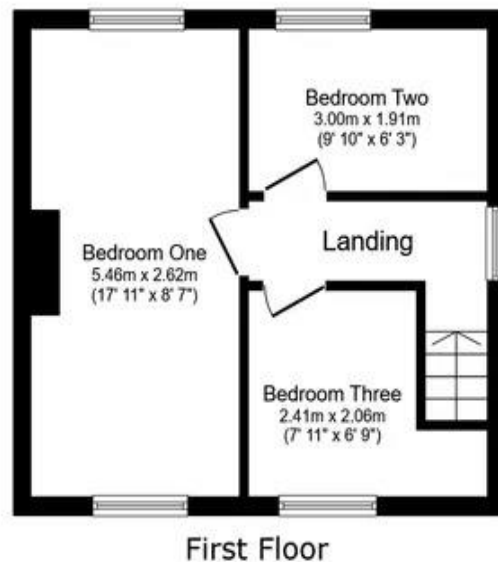
EPC Rating: 'C'

Long Term Flood Risk: Very Low

Directions

From our Newton Abbot Office, turn left onto Market Street. Keep straight on at Highweek Street/A382. At the roundabout take the first exit onto Ashburton Road/A383. Turn left onto Manor Road.





Total floor area: 72.0 sq.m. (774 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		87 B
69-80	C	72 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.