

**SAMPLE
MILLS**



**Chercombe Valley Road
Bradley Valley
Newton Abbot
Devon**

£230,000
FREEHOLD





**Chercombe Valley Road,
Bradley Valley, Newton Abbot,
Devon**

£230,000 freehold

A 3 bedroom end of terrace property situated in the popular residential area of Bradley Valley which is close to all local amenities including primary and secondary schools, local shops, leisure centre etc, and the town centre a short walk away. There are onward road and rail links via the A38/A380 and the mainline railway station to London Paddington.

The accommodation internally comprises storm porch, lounge, kitchen/breakfast room and conservatory on the ground floor. Upstairs there are 3 bedrooms and a family bathroom.

Further features include a garage in a nearby block, front and rear gardens incorporating patio and decking areas.

The property also benefits from gas central heating and uPVC double glazing and is being sold with no onward chain.



uPVC double glazed door opening into

Storm Porch

Double glazed door leading into

Lounge 5.36m x 3.96m (17'7" x 13')

Wooden flooring. uPVC double glazed window to front aspect. Meter cupboard. Feature fireplace with wooden surround, marble effect insert and fitted electric fire. Brass surround. Concealed lighting. Understairs storage cupboard. Door through to



Kitchen/Breakfast Room 4.00m x 2.54m (13'11" x 8'4")

Incorporating a range of fitted base units with worktop surface areas. One and a half bowl stainless steel sink drainer unit. Matching range of wall mounted cupboards. Display cabinets. Extractor hood. Wall mounted Gloworm gas boiler serving hot water and central heating. Fitted breakfast bar. Tiled flooring. uPVC double glazed window to rear aspect. uPVC double glazed door opening onto



Conservatory 3.96m x 2.97m (13' x 9'9")

Wood effect flooring. uPVC double glazed windows and doors opening onto the rear garden. Double panelled radiator.

Staircase with wooden balustrade rising to the First Floor.

Landing

uPVC double glazed display window to side aspect. Access to loft area.



Bedroom 1 4.27m x 2.64m (14' x 8'8")

uPVC double glazed window to front aspect. Laminate flooring. Double panelled radiator.

Bedroom 2 3.05m x 2.13m (10' x 7'9")

uPVC double glazed window to rear aspect. Single panelled radiator.

Bedroom 3 2.13m x 1.75m (7' x 5'9")

uPVC double glazed window to rear aspect. Single panelled radiator.

Bathroom 2.13m x 2.10m (7' x 6'11")

3 piece suite comprising panelled bath, shower screen and mixer tap and fitted electric shower. Wash hand basin and low level WC. Chrome fitted ladder radiator. Extractor fan. Shaver socket. Tiled walls.



OUTSIDE

To the front of the property steps and path lead to the front door. There is a lawned garden to the front and mature hedgerow.

The rear garden comprises a paved patio area and decking area with steps down to the end of the garden. Timber gate giving access to the rear which in turn leads onto the garage located in a nearby block.

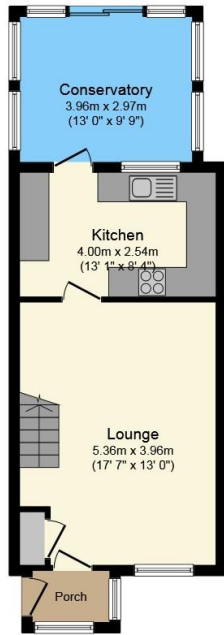
AGENT'S NOTE

Council Tax Band: 'B' £2012.19 for year 25/26

EPC rating: 'C'

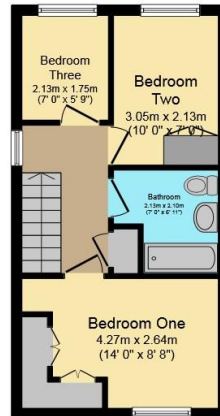
Long term flood risk: Surface water very low, Rivers and the sea very low





Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx

Total floor area 77.0 sq. m. (829 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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.