

**SAMPLE
MILLS**



**Berrys Wood
Bradley Barton
Newton Abbot
Devon**

£245,000
FREEHOLD





**Berrys Wood, Bradley Barton,
Newton Abbot, Devon**

£245,000 freehold

This semi-detached home occupies a cul de sac position within 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 comprises entrance hall, lounge, separate dining area, kitchen and downstairs cloakroom. On the first floor, are 3 good sized bedrooms and a bathroom and w/c.

The property also has electric heating, uPVC double glazed windows, gardens front and rear, and a garage in a block nearby.



uPVC double glazed door through to:

Entrance Hall

Electric wall heater. Understairs storage cupboard. Staircase rising to first floor. Coving to ceiling. Door to:

Cloakroom

Low level w/c. Wall mounted wash-hand basin with tiled splash back. Obscure uPVC double glazed window.

Lounge – 4.37m x 3.51m (14'4" x 11'6")

Electric wall heater. TV point. uPVC double glazed window to front aspect. Coving to ceiling. Door through to:

Dining Room – 3.68m x 2.87m (12'1" x 9'5")

Electric wall heater. uPVC double glazed sliding patio doors leading to the rear garden. Coving to ceiling. Opening through to:

Kitchen – 3.28m x 2.36m (10'9" x 7'9")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Plumbing for washing machine. Recess for fridge. Electric cooker point with extractor hood above. Partly tiled walls. uPVC double glazed window overlooking the rear garden. Coving to ceiling. Inset spotlights.

First Floor Landing

Built-in shelved airing cupboard housing tank. Hatch to roof space.

Bedroom 1 – 4.10m x 2.90m (13'5" x 9'6")

Electric wall heater. uPVC double glazed window to front enjoying distant views over towards Highweek. Coving to ceiling.

Bedroom 2 – 3.45m x 3.28m (11'4" x 10'9")

Electric wall heater. Built-in wardrobes. uPVC double glazed window overlooking the rear garden. TV point.

Bedroom 3 – 3.18m x 2.36m (10'5" x 7'9")

Electric wall heater. Built-in wardrobe. uPVC double glazed window to front.

Bathroom

Bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Coving to ceiling. Inset spotlights. Obscure uPVC double glazed window.

Outside

To the front of the property, is a garden laid to lawn with various bushes.

A side path provides access to the rear of the property where there is again, a garden predominately laid to lawn, again with various bushes and dividing pathway providing access to a brick built store. There is outside lighting. In addition, there is a garage in a block nearby.

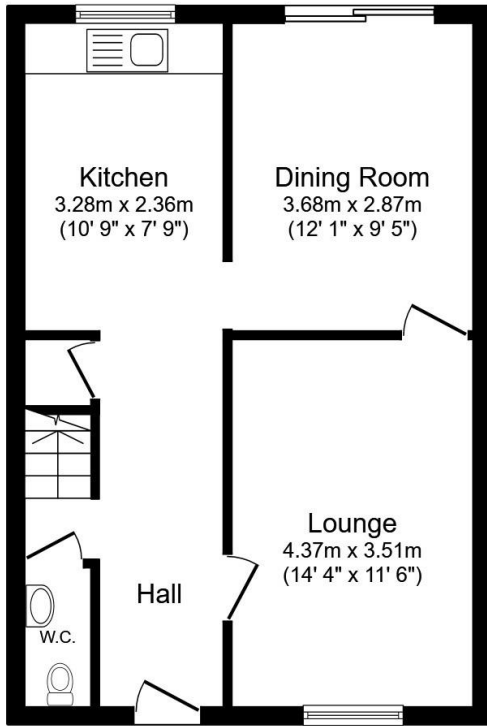
Agent's Note

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

EPC Rating: 'E'

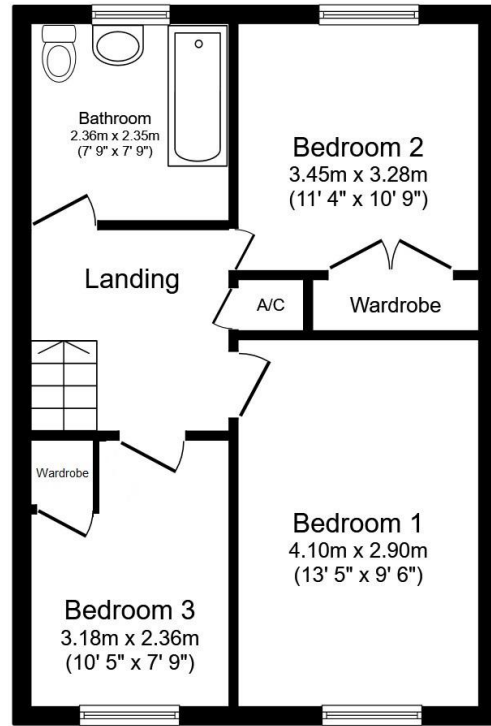
Long Term Flood Risk: Very Low





Ground Floor

Floor area 43.3 sq.m. (466 sq.ft.)



First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 86.7 sq.m. (933 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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 48 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.