

**SAMPLE
MILLS**



**Valley Path
Bradley Valley
Newton Abbot
Devon**

£240,000
FREEHOLD





Valley Path, Bradley Valley,
Newton Abbot, Devon

£240,000 freehold

A 3 bedroom semi-detached family home, situated in a cul de sac position, in the Bradley Valley area of Newton Abbot close to the school, shop and bus route 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 daily.

The accommodation comprises entrance vestibule, lounge/dining area and kitchen/breakfast room. On the first floor there are 3 bedrooms and a bathroom.

The property also has gas central heating, double glazing, gardens front and rear, a garage in a block plus allocated parking space.



uPVC double glazed door to:

Entrance Vestibule

Cupboard. Coat hooks. Wooden door through to:

Lounge/Dining Area – 5.35m x 4.23m (17'7" x 13'11")

uPVC double glazed window looking over the front. Feature fireplace with insert, gas fire. TV point. Mantle over. Understairs area for storage with built-in shelving. Wall mounted thermostat control for central heating and hot water. Double panelled radiator. Door through to:



Kitchen/Breakfast Room – 4.23m x 2.76m (13'11" x 9'1")

Incorporates a range of fitted base units. Wooden worktop surface areas. Built-in storage cupboard. Integrated dishwasher. Plumbing for washing machine. Drainer 1½ with mixer tap over. Part tiled walls with turquoise pattern. Range of wall mounted cupboards. Logic boiler. Housing for microwave and storage cupboard over. Fitted breakfast bar. Wooden flooring. Smoke detector. Fitted spot lamps. uPVC double glazed window and door providing access to the rear garden.



Staircase off the hallway leads to the landing

Access to loft area. Smoke detector. Single panelled radiator. Storage cupboards. Doors off to:

Master Bedroom – 3.59m x 2.58m (11'9" x 8'6")

Boxed bay window looking over the front. Double panelled radiator. Built-in wardrobes with storage cupboards over. Views over the front of the property.



Bedroom 2 – 2.97m x 2.31m (9'9" x 7'7")

Facing the rear. uPVC double glazed window looking over the rear. Wooden panelling to wall. Recessed area with shelving. Double panelled radiator. Double glazed window to the rear.

Bedroom 3 – 2.22m x 1.83m (7'3" x 6'0")

uPVC double glazed window to the rear. Fitted shelving. Spot lamps. Single panelled radiator.

Bathroom – 2.29m x 2.10m (7'6" x 6'11")

Comprises 3 piece suite. Bath with shower screen and racking, fitted power shower and mixer tap over. Obscure glazed window. Concealed lighting. Vanity wash-hand basin. Low level w/c. Radiator. Fixed heated mirror. Tiled walls. Shaver point and socket.



Outside

The property has a path leading to the front of the property which has an iron gate, hedgerow, fence surround, path to the front and lawn garden.

The level rear garden comprises patio area, decked area, gravelled area leading onto a lawned garden with a raised bed, hedgerow and fence surround.

The side access to the front garden is a great space for storage and leaving the shed.

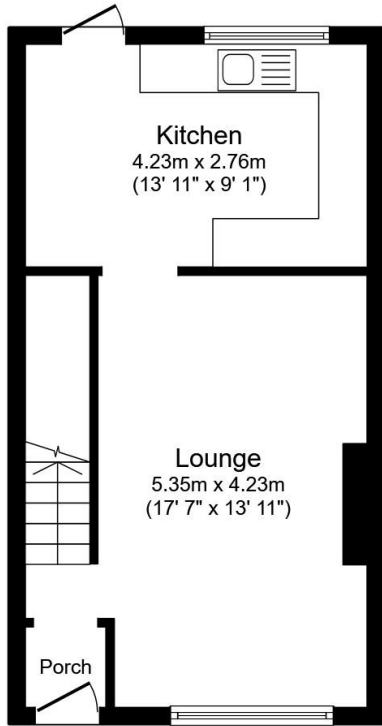
Agent's Note

Council Tax Band: 'B' £2012.19

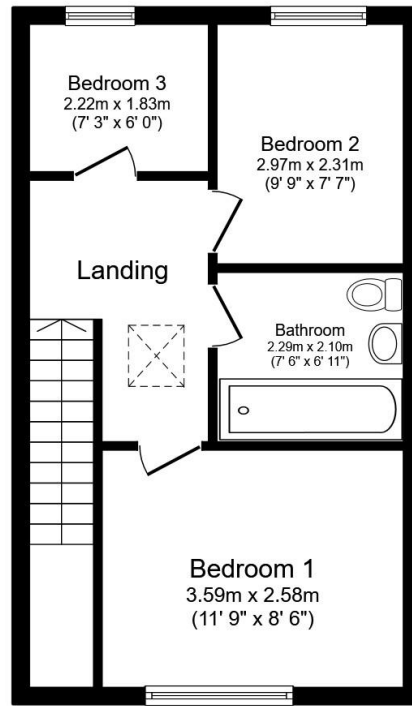
EPC Rating: TBC

Long Term Flood Risk: Very low





Ground Floor
Floor area 34.7 sq.m. (374 sq.ft.)



First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 72.7 sq.m. (783 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



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

"DoubleClick to Insert EPC"

www.samplemills.co.uk

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.