

SIMPLY GREEN

Higher Budleigh Meadow, Newton Abbot, TQ12 1UL

Newton Abbot

£280,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Modernised Throughout
- Ample Driveway Parking & Detached Garage
- Bright & Airy
- Three Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Prime Corner Plot
- Close To Local Amenities
- Landscaped Rear Garden w/ Patio & Seating Area
- Semi-Detached Home
- Great FTB Opportunity

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

This beautifully presented three-bedroom semi-detached home has been modernised to an exceptional standard throughout, offering stylish and comfortable living spaces ideal for modern family life. The accommodation comprises a welcoming lounge, a contemporary kitchen/diner perfect for both everyday living and entertaining, generous storage cupboards, a sleek family bathroom, and three well-proportioned bedrooms filled with natural light.

Situated in the highly sought-after Bradley Barton, this superb property benefits from a prime location close to reputable local schools, scenic walking routes, and convenient access to the town centre, making it an ideal choice for families and professionals alike.

Location

Bradley Barton is a popular and peaceful residential area on the outskirts of Newton Abbot, offering a friendly community feel with excellent access to local amenities. Nearby convenience stores serve day-to-day needs, while the town centre provides supermarkets, high-street shops, cafés, restaurants, and healthcare facilities.

The area is well served for schooling, with Bradley Barton Primary School and Nursery close by, along with other reputable primary and secondary options in the wider area.

Transport links are strong, with regular bus routes, easy access to the A380 and A38, and Newton Abbot railway station offering direct services to Exeter, Plymouth, Torbay, and London Paddington.

Residents also enjoy nearby parks, woodland walks, and quick access to the South Devon countryside and coastline, making Bradley Valley an ideal blend of convenience and lifestyle.







Ground Floor Accommodation

Upon entering the property, you are welcomed into a bright and airy hallway that provides access to all principal ground-floor rooms. The hallway is tastefully finished with grey marble-effect tiling and benefits from a convenient under-stairs storage cupboard.

The kitchen/diner is a true focal point of the home, having been stylishly modernised to a high standard. It features sleek white high-gloss cabinetry with integrated downlighting, complemented by contemporary grey square-edged worktops that offer ample preparation space. The kitchen is well equipped with integrated appliances including a fridge, electric oven, gas hob, and overhead extractor fan, with additional space for a washing machine.

The dining area is generously proportioned and enjoys direct access to the garden via patio doors, creating the perfect setting for entertaining and alfresco dining.

Positioned at the front of the property, the lounge offers an expansive and comfortable living space, beautifully finished with soft grey carpeting, making it an ideal retreat for relaxation.

First Floor Accommodation

Ascending to the first floor, you will find three well-proportioned bedrooms alongside a contemporary family bathroom. The principal bedroom is generously sized and benefits from a large window that allows an abundance of natural light to fill the space. The second bedroom is also of a good size, sharing the same bright and airy feel, making it ideal for family members or guests.

The third bedroom is perfectly suited for use as a child's bedroom, guest room, or home office and benefits from integrated wardrobes, providing practical built-in storage.

The family bathroom is conveniently positioned for easy access from all bedrooms and has been tastefully finished with stylish slate-effect tiling. The suite comprises a WC, wash basin, and a bath with overhead shower, creating a modern and functional space.

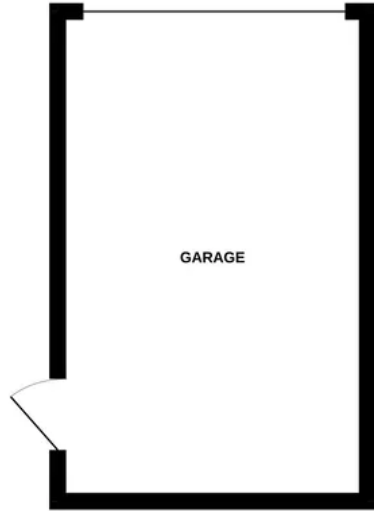
External Features

The property is proudly positioned on a desirable corner plot, benefiting from a generous grassed front garden that wraps around the home and leads to a private driveway.

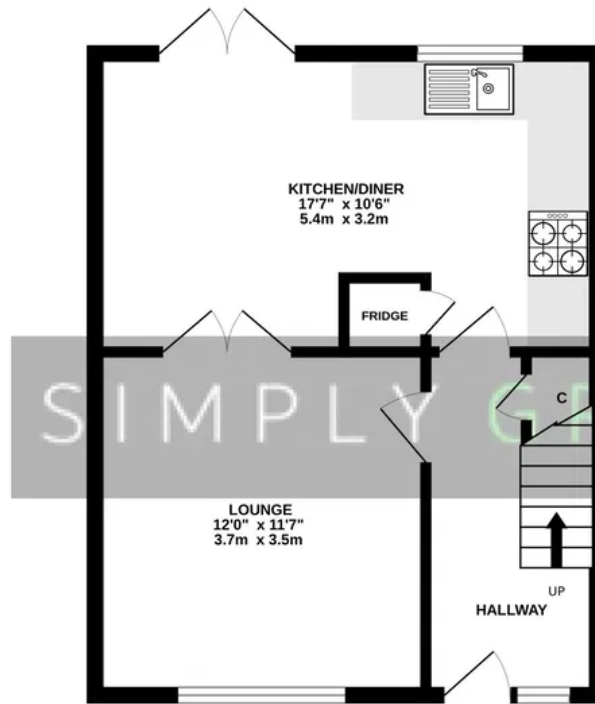
To the rear, the garden offers a well-proportioned and private outdoor space, ideal for both entertaining and relaxing in the sunshine. This area also provides electrical outlets and direct access to the garage and additional parking. Furthermore, there is a dedicated parking space in front of the garage, ensuring ample and convenient parking solutions for residents and visitors alike.



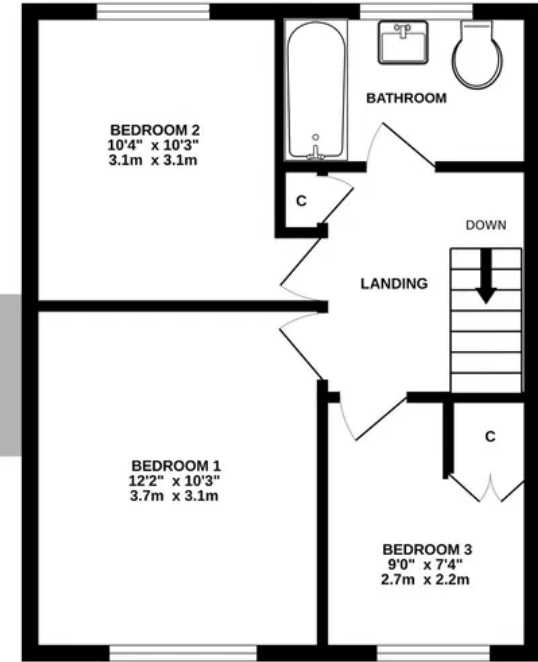
GARAGE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AND

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