



Bradley Barton, Newton Abbot

3x  1x 

ENERGY
RATING
TBC

- Video Walk-through Available
- Semi-Detached House
- 3 Bedrooms
- Landscaped South Facing Rear Garden
- Tucked Away Cul De Sac Location
- Driveway Parking & Longer Than Average Garage
- Open Plan Living Room/Kitchen/Dining Space
- Dedicated Home Office/Utility Room
- Far Reaching Views Towards Highweek & Newton Abbot

Guide Price:
£285,000
FREEHOLD



9 Foxley Crescent, Newton Abbot, TQ12 1PE

A beautifully presented modern three-bedroom semi-detached family home situated in a tucked away cul-de-sac within the sought-after Bradley Barton area. The property benefits from spacious accommodation with open-plan living area on the ground floor. A versatile utility and dedicated home office space, together with a garage and driveway parking make the property ideal for modern family life. Internal viewings of this superbly presented family home are recommended to appreciate the accommodation and sought after location on offer.

Foxley Crescent is a tucked away cul-de-sac in the popular residential area of Bradley Barton. The property is conveniently located close to local primary and secondary schools, a general convenience store, nearby amenities and Newton Abbot town centre. Easily accessed, well-placed footpaths and a timetabled bus service operate on the Ashburton Road. The town lies approximately three-quarters of a mile away and offers a wide range of shopping, leisure facilities and a mainline railway station.

The Accommodation:

The ground floor offers an entrance porch and features a spacious lounge flowing through an archway into an open-plan kitchen/dining room, creating a bright and sociable living space. The lounge includes a feature gas living-flame fireplace, and the kitchen/dining area has been extensively refitted with a contemporary range of high-gloss wall and base units, work surfaces with matching splashback, breakfast bar, and integrated appliances including double oven, hob, fridge and dishwasher. French doors from the dining area open onto the rear garden, providing an excellent space for entertaining and indoor-outdoor living. A dedicated extension at the back of the garage boasts a generous utility room and home office space with additional storage.

Upstairs, the property offers three well-proportioned bedrooms, two of which enjoy far reaching, open views towards Highweek, Newton Abbot and Kingsteignton. A modern family bathroom comprises a panelled bath with shower over and screen, wash basin, WC and heated towel rail. Further benefits include gas central heating, double glazing throughout and useful built-in storage. Externally, the property enjoys low-maintenance front and rear gardens.

Parking:

To the front of the property is a driveway providing off-road parking, which leads to the longer-than-average single garage with electric roller door. A courtesy door from the garage provides access to the utility/home office, which also has direct access to the rear garden.

Gardens:

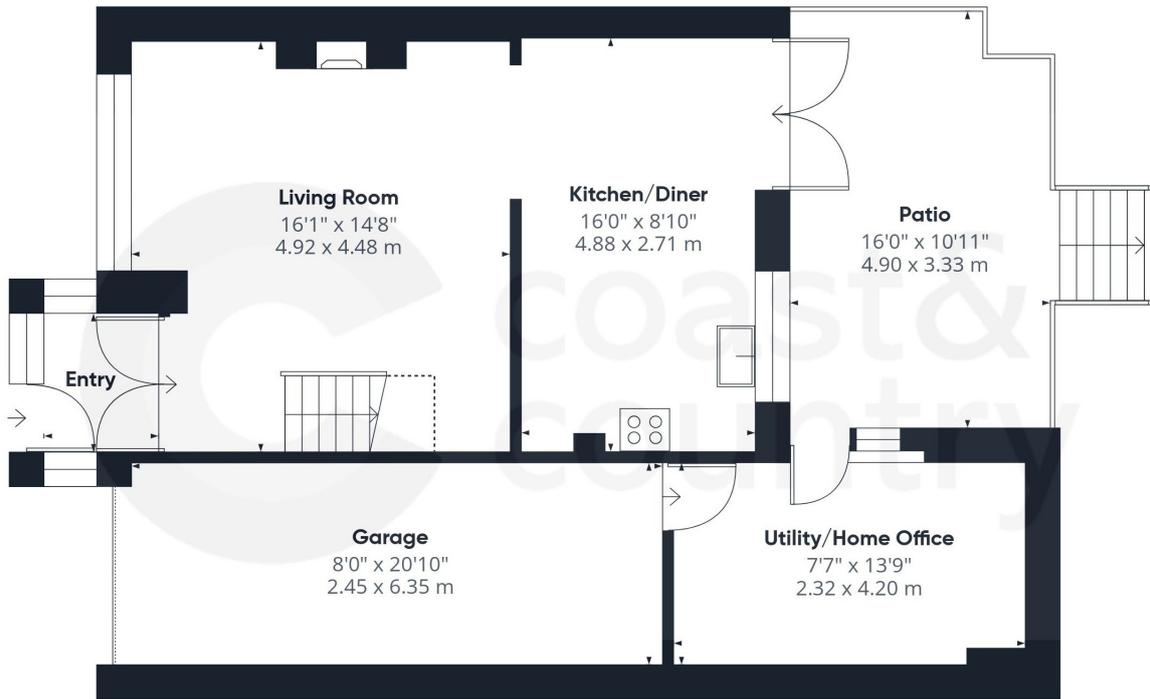
The rear garden is south facing and has been landscaped to provide a sunny patio area ideal for outdoor dining, with steps leading to a further gravelled garden area with raised shrub borders. It also boasts a useful lean-to structure connecting the rear French doors of the main property to the dedicated utility room/home office.

Directions:

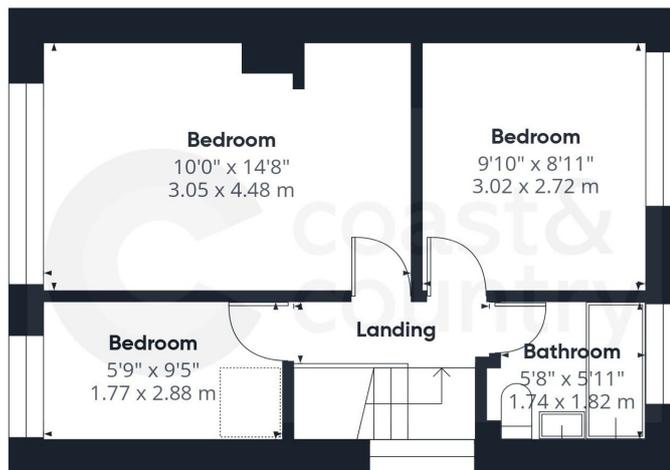
Take the A383 Ashburton Road (towards the A38), passing Coombeshead Academy on the right. Take the third exit on the left (after the play park) into Barton Drive. Follow the road around and take the second right into Foxley Crescent.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1003 ft²
93.2 m²

Balconies and terraces

192 ft²
17.8 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

The EPC for this property has been ordered and will be added to the details as soon as it is available.

Disclaimer: Any information provided is purely a guide and is non-contractual. Although every effort is made to ensure accuracy, we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.