





7 Mellons Close, Newton Abbot

Guide £210,000 Freehold

Video Walk-through Available • Smartly-Presented Mid-Terraced House • 2 Bedrooms • Lounge & Conservatory • Modern Kitchen/Breakfast Room • Modern Family Bathroom • Garage & Parking Space • Enclosed Rear Garden with Studio • Gas Central Heating & Double Glazing • Cul-de-sac Position








PLAYSEAT







A modern two-bedroom mid-terraced home in a popular cul-de-sac on the outskirts of Newton Abbot. The accommodation comprises lounge, conservatory, modern kitchen and bathroom and two bedrooms. Gas central heating and uPVC double glazing are installed and outside there is an easy to maintain garden and garage in nearby block. This will make an ideal first purchase or family home.

Mellons Close is a cul-de-sac situated towards the edge of Newton Abbot, in Bradley Valley which is a popular residential location off the Ashburton Road. Bradley Valley has its own convenience shop, schools close by and the A38 dual carriageway is approximately 4 miles away along the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of shopping and leisure amenities and facilities, including, hospital, various shops, superstores, leisure centre and mainline railway station.

Accommodation

An open canopy porch with uPVC, part obscure, double-glazed entrance door and porch area with meter cupboard and coat hooks leads into the kitchen which is fitted with a modern range of white high gloss wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, larder cupboard, wood flooring, uPVC double-glazed window to front and part glazed door to the lounge. The lounge has wood flooring, door and stairs to first floor and uPVC double-glazed French doors to the conservatory which has uPVC double-glazed windows and French doors leading to the garden. Upstairs on the first floor the landing has access to loft and bedroom one has two uPVC double-glazed windows to rear and two storage cupboards. Bedroom two has a uPVC double-glazed window to front and recessed storage area and the bathroom has a modern white suite comprising panelled shower bath with mixer tap, shower over, screen and tiling to surround, low-level WC with wash basin in vanity unit and a uPVC obscure double-glazed window.

Gardens

Outside to the front there is a gravelled area and steps to front door. The rear garden has timber decking and shed.

Parking

There is a garage in nearby block with parking on drive leading to the garage.

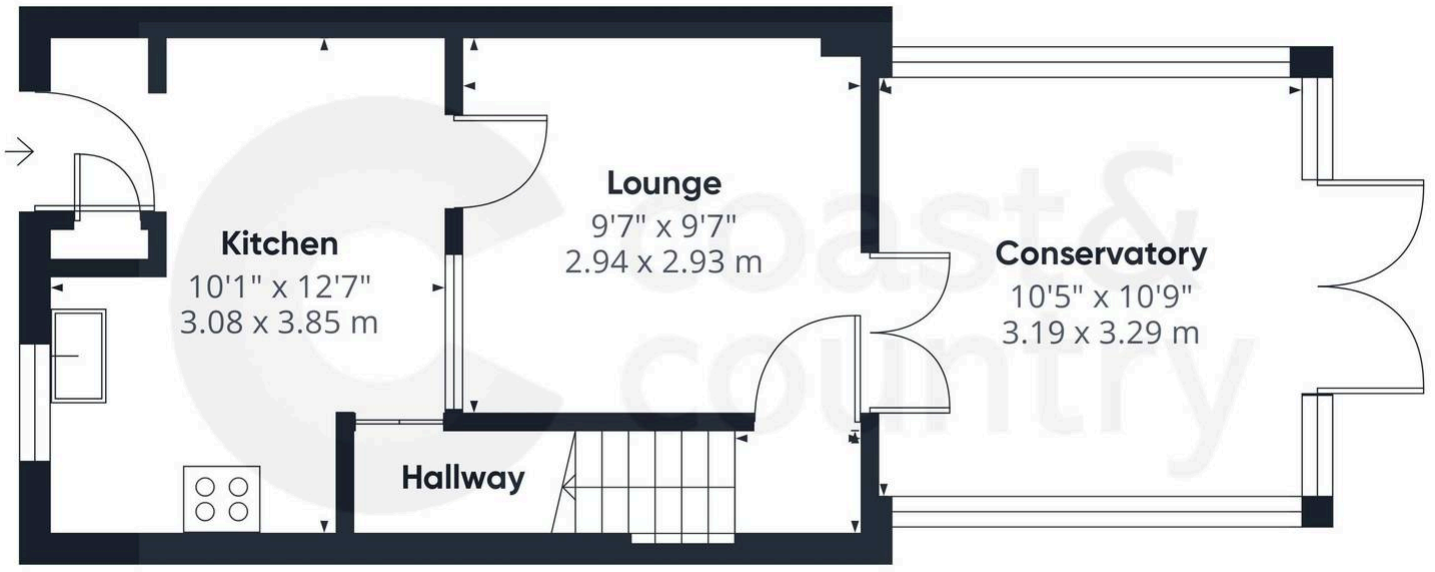
Agent's Notes

Council Tax: Currently Band A

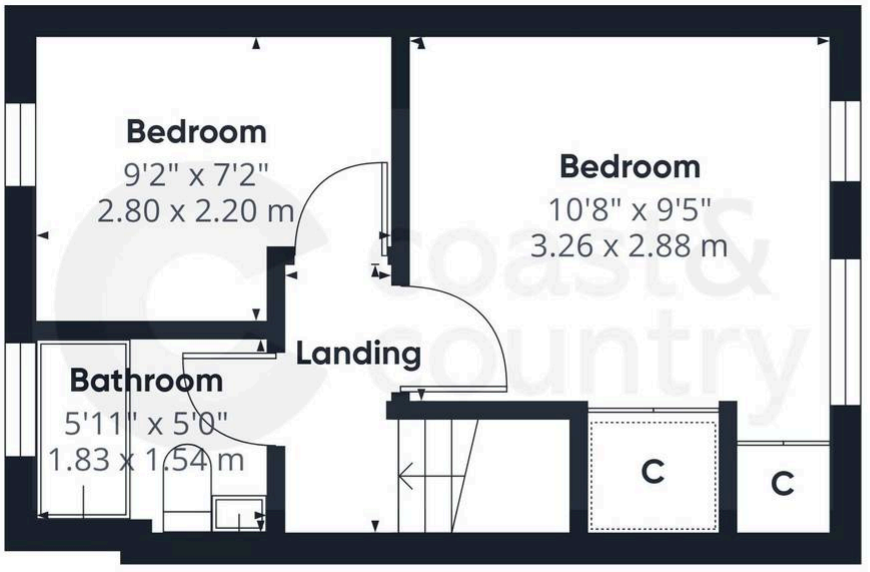
Tenure: Freehold

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

EPC Energy Efficiency Rating: C



Ground Floor



Floor 1

Approximate total area

577 ft²

53.8 m²

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

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