

**SAMPLE
MILLS**



**Burnley Road
Bradley Valley
Newton Abbot
Devon**

£280,000
FREEHOLD





**Burnley Road, Bradley Valley,
Newton Abbot, Devon**

£280,000 freehold

An extended 3 bedroom end of terrace property situated in the popular part of Bradley Valley occupying a corner plot, which is larger than average size. The property has been extended and upgraded by the present occupiers and it has a larger than average size garage with off road parking for 3/4 cars or a caravan.

The property internally comprises entrance hallway, downstairs utility, large kitchen/diner that has been fitted to a high standard with Quartz worktop surface areas and French doors onto the rear garden. There is a lounge, 3 double bedrooms and a study area upstairs with a recently refitted bathroom.

The property benefits from spacious accommodation, it has gas central heating, double glazing and level gardens.

The property is easily positioned for Newton Abbot town centre, easy access to the A38 expressway and is situated close to local schools. Viewing of this property is highly recommended.



Entrance Hall

Tiled ceramic flooring. Consumer boxes. Coat hooks. Storage cupboard for shoes. Hard wood door through to:

Utility Room – 2.70m x 2.40m (8'10" x 7'10")

Plumbing for washing machine. Space for tumble dryer. Perspective covering on wall. Tiled floor. Vanity wash-hand basin. Low level w/c. Recently fitted Glow Worm boiler serving hot water and central heating. Stained glass window. Circular light. Smoke detector.

Squared arch through to:

Kitchen/Dining Room – 6.30m x 4.00m (20'8" x 13'1")

Fitted with a range of high gloss base units. Quartz worktop surface areas and prep area. Stainless steel drainer 1 1/2 with mixer tap over. Built-in double oven. Dual Cupboards above and below. Pull out larder. Wooden effect flooring. Induction hob with extractor over. Wall mounted cupboards. Walk through to:

Dining Area

uPVC double glazed windows. uPVC double glazed patio doors to the rear. Display windows. Concealed lighting. TV point.

Lounge – 3.90m x 3.80m (12'10" x 12'6")

Staircase to the first floor landing. TV point. Concealed lighting. uPVC double glazed patio doors onto the rear garden. Smoke detector.

Landing

Access to loft area. Thermostat control for central heating. Door through to:

Bedroom 1 – 3.20m x 2.80m (10'6" x 9'2")

Dual aspect double glazed windows looking over the front with views over the surrounding area. Built-in walk in wardrobe and cupboard above. Walk through to:

Hallway

Recessed area which could be used as a study area. Double glazed window to the front. Lighting.

Bedroom 2 – 4.01m x 3.24m (13'2" x 10'8")

Access to loft void. uPVC double glazed window. Double panelled radiator.

Bedroom 3 – 4.01m x 2.70m (13'2" x 8'10")

uPVC double glazed window to the front. Recessed area. Double panelled radiator.

Bathroom

Comprising 3 piece suite. Panelled bath, shower screen, Mira Astoria shower. Ladder radiator x 2 Perspective attractive wall coving. uPVC double glazed window to the front. Vanity wash-hand basin. Low level w/c. Tiled walls. Underfloor heating.

Outside

To the front of the property, there is a gravelled area with off road parking for 3 or 4 cars, or a caravan.

To the rear of the property, there is a level garden, fence surround, lawn and decked area.

In addition, there is a larger than average size garage.

Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

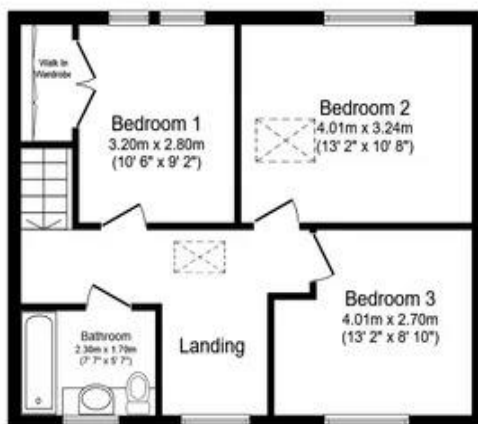
EPC Rating: 'C'

Long Term Flood Risk: Very Low

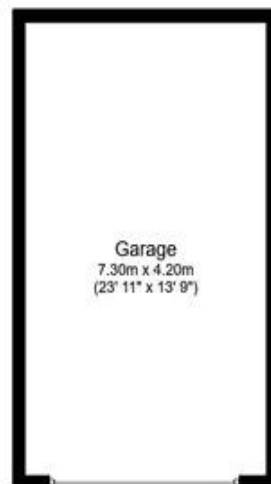




Ground Floor



First Floor



Garage

Total floor area: 128.5 sq.m. (1,383 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	73 C	79 C
55-68	D		
39-54	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.