

**SAMPLE  
MILLS**



**Roedeer Close  
Bradley Barton  
Newton Abbot  
Devon**

**£250,000**  
FREEHOLD







Roedeer Close, Bradley Barton,  
Newton Abbot, Devon

**£250,000 freehold**

An End of Terrace 2 bedroom property situated in the popular area of Bradley Barton, providing easy access for all local facilities to include primary and secondary schools, local shops, leisure centre, whilst Newton Abbot town centre offers a wider range of shops and amenities as well as road and rail access via the A38/A380/M5 Motorway and the mainline railway station to London Paddington.

The accommodation internally comprises entrance hallway, downstairs cloakroom, lounge, kitchen/diner, 2 double bedrooms upstairs and 3 piece bathroom suite.

The property also benefits from a level rear garden with patio area, fence surround and a good open outlook over the farmland.

Viewing of the property is recommended.



Composite door to:

## Entrance Hallway

Door to:

## Downstairs Cloakroom

Low level w/c. Wash-hand basin. Double glazed window.

## Lounge – 4.50m x 2.90m (14'9" x 9'6")

Wooden laminate flooring. Box bay double glazed window. Double panelled radiator. Smoke detector. TV point.

## Kitchen/Dining Room – 3.80m x 2.70m (12'6" x 8'10")

Base units. Worktops. Drainer. Induction hob. Stainless steel splash back. Wall mounted cupboards. Double glazed windows to rear. Double glazed patio doors to rear. Concealed lighting. Tiled flooring. Double panelled radiator.

## Staircase to landing

Wooden balustrade. Access to loft area. Smoke detector. Doors off to:

## Master Bedroom – 3.80m x 2.30m (12'6" x 7'7")

Double glazed windows to the rear. Single panelled radiator. Built-in airing cupboard with shelving.

## Bedroom 2 – 3.90m x 2.50m (12'10" x 8'2")

Dual aspect double glazed windows looking to the front. Single panelled radiator. Panelling to wall.

## Bathroom

Comprising 3 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Tiled walls and flooring. Double glazed windows. Extractor fan.

## Outside

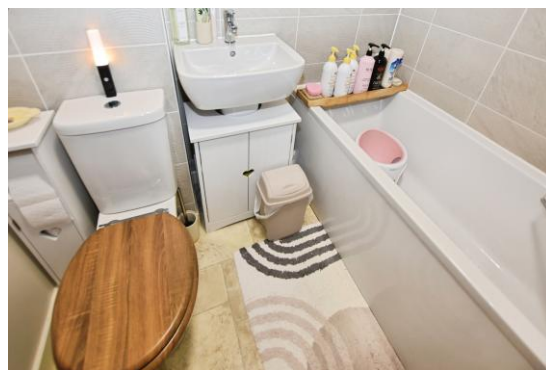
To the rear of the property, there is a level garden with patio area, fence surround and a good open outlook over the farmland.

## Agent's Note

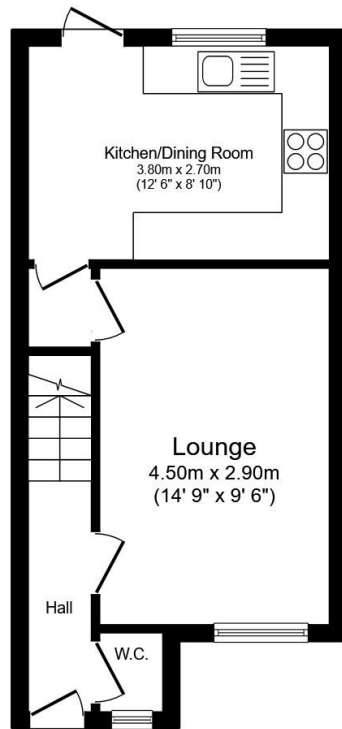
Council Tax Band: 'B' £2012.19 for 2025/26

EPC Rating: 'B'

Long Term Flood Risk: Very Low

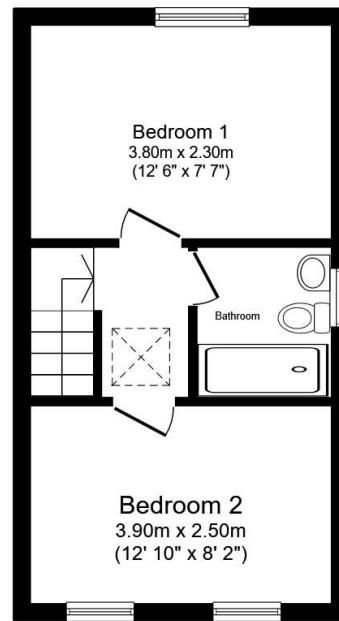






### Ground Floor

Floor area 29.6 sq.m. (319 sq.ft.)



### First Floor

Floor area 27.7 sq.m. (299 sq.ft.)

Total floor area: 57.4 sq.m. (617 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](http://www.Propertybox.io)

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Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	82   B	
69-80	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.

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