

**SAMPLE
MILLS**



**Berrys Wood
Bradley Barton
Newton Abbot
Devon**

£265,000
FREEHOLD





Berrys Wood, Bradley Barton,
Newton Abbot, Devon

£265,000 freehold

A Semi-Detached 3 bedroom property situated in the popular area of Bradley Barton having easy access to all local facilities and amenities to include primary and secondary schools, the town centre with its further range of facilities and amenities to include shops, library, leisure centre, cinema, pubs and restaurants, parks, main rail line to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

The accommodation is sold with **NO CHAIN** and comprises entrance hallway with downstairs cloakroom, lounge, separate dining room, kitchen with garden offset to the rear. Upstairs, the property has 2 double bedrooms and a single bedroom plus a family bathroom.

Further benefits include uPVC double glazing, economy 7 heating, gardens front and rear and a garage in a block.

Viewing of the property is recommended for those seeking a spacious family property situated in this popular location.



Storm Porch

uPVC double glazed door to:

Entrance Hallway

Staircase to first floor landing. Understairs storage area.

Downstairs Cloakroom

Low level w/c. Wash-hand basin. Obscure glazed window. Medicine cabinet.

Lounge – 4.50m x 3.60m (14'9" x 11'10")

uPVC double glazed window to the front. Economy 7 heater. TV point. Coving to textured ceiling. Door through to:

Dining Room – 3.70m x 2.90m (12'2" x 9'6")

Coving to ceiling. Economy 7 heater. uPVC double glazed window to the rear.

Kitchen – 3.30m x 2.30m (10'10" x 7'7")

Range of fitted base units. Double drainer with taps over. Partly tiled walls. Wall mounted cupboards. Range of worktop surface areas. Hob. uPVC double glazed window to the rear. Door providing access into the rear garden.

Staircase rising to the landing

Access to loft area. Economy 7 heater. Storage cupboard with tank and shelving. Doors off to:

Bedroom 1 – 4.13m x 3.40m (13'7" x 11'2")

uPVC double glazed window to the front. Built-in wardrobes, hanging rails and shelving.

Bedroom 2 – 3.52m x 3.30m (11'7" x 10'10")

uPVC double glazed window to the rear. Built-in wardrobes, sliding doors and hanging rails.

Bedroom 3 – 3.20m x 2.40m (10'6" x 7'10")

uPVC double glazed window looking over the front. Built-in storage cupboard.

Bathroom – 2.40m x 1.70m (7'10" x 5'7")

3 piece suite. Shower cubicle 1200. Wash-hand basin. Low level w/c. Fitted shower. Obscure glazed window.

Outside

To the front of the property, steps with handrail lead down to the front door with patio area and shrub border. There is also a side path with gate leading to the back of the house/garden

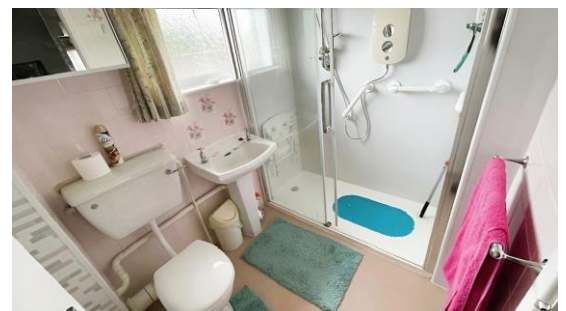
The rear of the property is accessed from the kitchen, leading onto a concrete hard-standing with fence surround and path leading down the garden with gravelled area to one side with mature shrubs and shrub border to the other side. At the end of the garden there is a brick built shed.

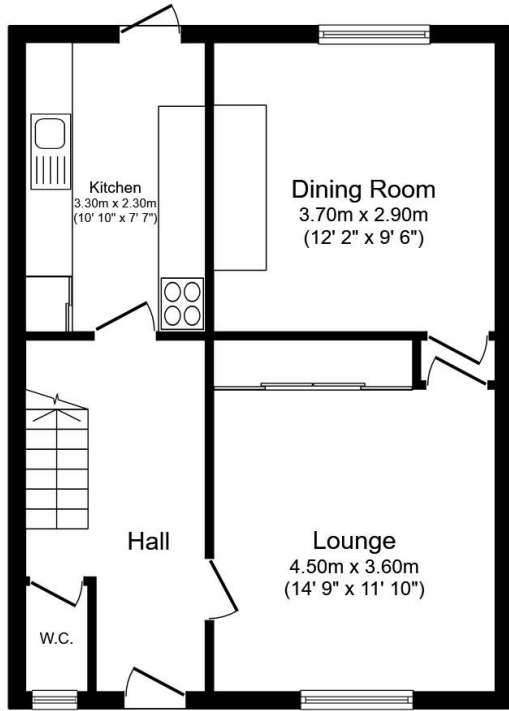
The property also benefits from a garage in a block.

Agents Note

Council Tax Band: 'C' £2193.90 for 2024/25

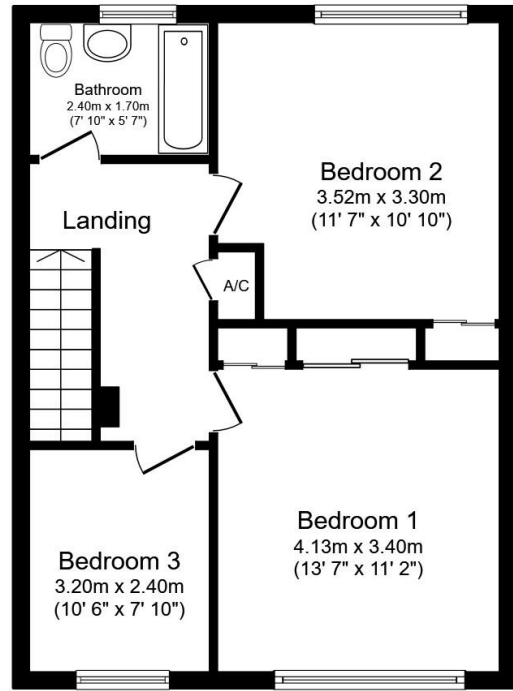
EPC Rating: 'E'





Ground Floor

Floor area 49.8 m² (536 sq.ft.)



First Floor

Floor area 49.8 m² (536 sq.ft.)

TOTAL: 99.6 m² (1,072 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		82 B
69-80	C		
55-68	D		
39-54	E	45 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.