

**SAMPLE
MILLS**



**Thorn Close
Bradley Valley
Newton Abbot
Devon**

£280,000
FREEHOLD





Thorn Close, Bradley Valley, Newton Abbot, Devon

£280,000 freehold

Occupying this cul de sac is this 4 bedroom semi-detached family home situated in the Bradley Valley area of Newton Abbot close to primary schools, shops and bus routes into Newton abbot town centre with its further range of facilities and amenities to include doctors, dentists, gyms and leisure centre, library, cinema, pubs and restaurants, schools, shops, A380, A38, M5 motorway, link road to Torbay and the main rail line to London Paddington.

The accommodation comprises an entrance hall, lounge, kitchen/dining area and downstairs cloakroom. On the first floor, there are 4 bedrooms and a bathroom and w/c with a fitted shower.

The property also has gas central heating, double glazing, gardens front and rear plus off road parking.



uPVC half double glazed door through to:

Entrance Hall

Laminate flooring. Cabinet housing radiator. Telephone point. Staircase rising to first floor. Door through to:

Cloakroom

Low flush suite. Wall mounted wash-hand basin with tiled splash back. Extractor fan. Laminate flooring.

Lounge – 4.06m x 3.05m (13'4" x 10'0")

TV point. uPVC double glazed window to front aspect. Laminate flooring. Double panelled radiator. Door opening through to:

Dining Room – 4.42m x 3.10m (14'6" x 10'2")

Cabinet housing radiator. Laminate flooring. uPVC double glazed sliding patio doors to the rear garden. Built-in cupboard. Opening through to:

Kitchen – 2.97m x 2.36m (9'9" x 7'9")

Inset stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Partly tiled walls. Laminate flooring. uPVC double glazed window overlooking the rear garden. Wall hung Worcester gas combination boiler for instant hot water and central heating system.

First Floor Landing

Hatch to the roof space. Built-in shelved cupboard.

Bedroom 1 – 3.51m x 2.62m (11'6" x 8'7")

Radiator. uPVC double glazed window to front aspect.

Bedroom 2 – 2.84m x 2.82m (9'4" x 9'3")

Radiator. uPVC double glazed window overlooking the rear.

Bedroom 3 – 2.87m x 2.26m (9'5" x 7'5")

Radiator. uPVC double glazed window to front aspect. Built-in shelved wardrobe.

Bedroom 4 – 3.05m x 2.02m (10'0" x 6'8")

Radiator. uPVC double glazed window to side.

Bathroom – 2.36m x 1.80 (7'9" x 5'11")

Panelled bath with handrails and fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Radiator. uPVC double glazed window.

Outside

To the front of the property, there is a garden predominately laid to lawn with a small patio area at the front and outside light. A side gate then provides access to the rear where there is again, a patio onto a garden laid to lawn. At the end of the garden there is an area laid to decking and a garden shed. In addition, there is designated parking for one car.

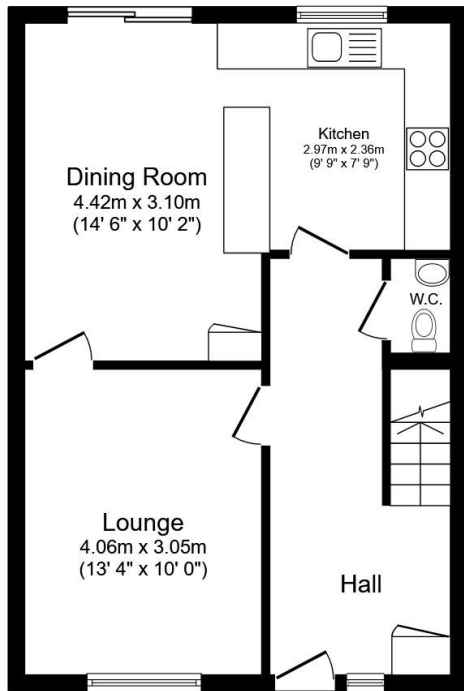
Agent's Note

Council Tax Band: 'B' £1919.67 for 2024/25

EPC Rating: TBC

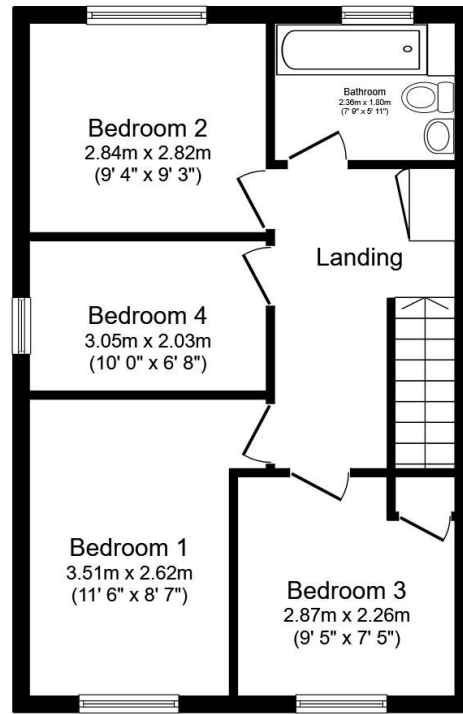
Flood Risk: Low/Very Low





Ground Floor

Floor area 47.4 m² (510 sq.ft.)



First Floor

Floor area 48.9 m² (527 sq.ft.)

TOTAL: 96.3 m² (1,036 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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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.