

**SAMPLE
MILLS**



**Burnley Road
Bradley Valley
Newton Abbot
Devon**

£240,000 OIEO

FREEHOLD





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

£240,000 oieo freehold

This spacious 2 bedroom family home is located in the popular area of Bradley Valley, within a few minutes' walk of the Highweek village centre, local pub and village hall. The property gives good access to nearby primary schools with Newton Abbot College and Coombeshead Academy also nearby, together with easy access to the town centre with its range of amenities and facilities to include shops, library, cinema, pubs, restaurants, hospital, doctors, dentist, A38, A380, link road to Torbay plus the main rail line to London Paddington, which runs daily.

The internal accommodation comprises entrance porch leading to entrance hall, lounge, kitchen, conservatory, 2 bedrooms and a family bathroom.

Further benefits include electric radiators, gas boiler for hot water, uPVC double glazing, garage with a large mezzanine level above providing a versatile space with good head room, off road parking plus gardens front and rear.

In addition, there is an additional room to the rear of the garage, ideal for hobbies or for working from home.

Viewing is recommended.



uPVC part double glazed door opening through to:

Entrance Porch

uPVC double glazed windows. Coat rail. uPVC half double glazed door opening through to:

Entrance Hall

Electric radiator. Built-in cupboard housing meters. Opening through to:

Lounge – 3.86m x 3.84m (12'8" x 12'7")

Electric radiator. TV point. Staircase rising to first floor. uPVC double glazed French door through to the conservatory. Door through to:

Kitchen – 2.26m x 2.21m (7'5" x 7'3")

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Partly tiled walls. Gas/electric cooker point. Plumbing for washing machine. Space for fridge. uPVC double glazed window to front. Wall hung gas boiler for hot water.

Conservatory – 3.96m x 2.95m (13'0" x 9'8")

uPVC double glazed. Door to rear garden.

First Floor Landing

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

Bedroom 1 – 3.25m x 2.82m (10'8" x 9'3")

Electric radiator. Built-in wardrobe. uPVC double glazed window to rear aspect.

Bedroom 2 – 2.84m x 1.65m (9'4" x 5'5")

Electric radiator. uPVC double glazed window to front.

Bathroom – 1.98m x 1.93m (5'5" x 5'4")

Panelled bath with fitted shower mixer tap attachment. Inset wash-hand basin. Low level w/c. Partly tiled walls. Obscure uPVC double glazed window. Strip lighting/shaver point.

Garage – 5.31m x 2.44m (17'5" x 8'0")

Electric door. There is a large mezzanine level above the garage/workshop which is a versatile space with good head room.

Outside

To the front of the property, there is an area stocked with bushes and a pathway approach.

To the rear of the property, there is an area which has been laid to patio onto a garden laid to lawn, with borders having various bushes. There is also an area which has been laid to gravel with various bushes. In addition, there is a garage and also an additional room (4.72m x 2.49m - 15'6" X 8'2) to the rear of the garage, ideal for hobbies or for working from home, plus off road parking.

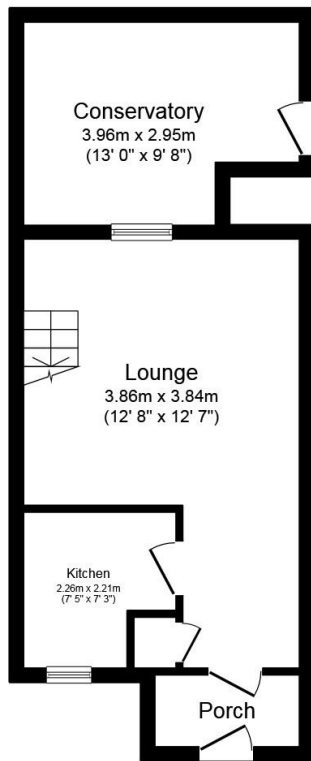
Agents Note

Council Tax Band: 'B' £1814.91 for 2023/24

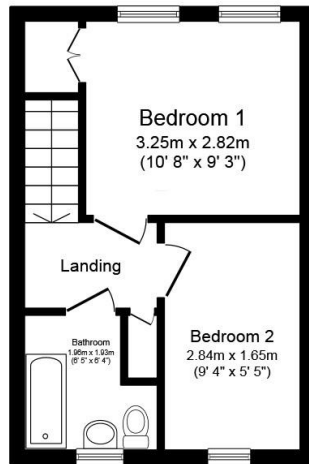
EPC Rating: 'E'

The boiler was serviced on 06/02/2024

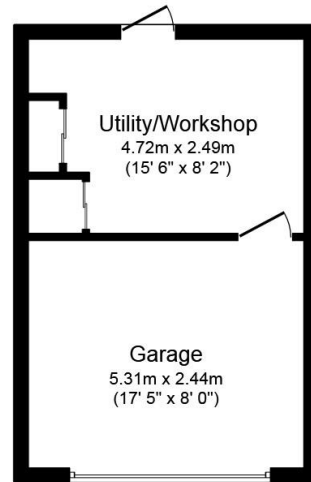




Ground Floor



First Floor



Garage

Total floor area 88.2 sq.m. (950 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		91 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 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.