

**SAMPLE
MILLS**



**Mellons Close
Bradley Valley
Newton Abbot
Devon**

£185,000
FREEHOLD





**Mellons Close, Bradley Valley,
Newton Abbot, Devon**

£185,000 freehold

An End of Terrace 2 bedroom property situated in the Bradley Valley area on the edge of Newton Abbot within walking distance to primary and secondary schools, shopping facilities and bus routes into Newton Abbot town centre, with its further range of facilities 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 property has an open outlook over the rear garden towards Highweek and surrounding area, and is being sold with **NO CHAIN**.

The property comprises entrance vestibule with lounge, kitchen, 2 bedrooms, bathroom, allocated parking, gardens front and rear, gas central heating and double glazing.

Viewing is recommended.



Storm Porch

uPVC double glazed door through to:

Entrance Vestibule

Mat well. Single panelled radiator. Coat hooks. Cupboard with electric meter and gas meter. Door through to:

Kitchen – 2.21m x 2.21m (7'3" x 7'3")

Range of fitted base units. Worktop surface areas. Range of wall mounted cupboards. Glow Worm boiler serving hot water and central heating system. Stainless steel drainer with mixer tap over. uPVC double glazed window. Stainless Steel splash back and canopy over. Walk through to:

Lounge/Diner – 6.20m x 3.89m (20'4" x 12'9")

uPVC double glazed French doors onto the rear garden. Double panelled radiator. Textured ceiling. Smoke detector.

Staircase to landing

Doors off to:

Master Bedroom – 3.85m x 2.55m (12'7" x 8'4")

Dual aspect uPVC double glazed windows to the front. Single panelled radiator. Recess for wardrobe. Outlook over the fields. Access to loft area.

Bedroom 2 – 2.82m x 1.60m (9'3" x 5'3")

Single panelled radiator. uPVC double glazed window.

Bathroom – 2.11m x 2.01m (6'11" x 6'7")

Comprising 3 piece suite. Panelled bath. Fitted Mira shower. Wash-hand basin. Low level w/c. Medicine cabinet. Obscure glazed window. Tiled walls. Single panelled radiator. Access to loft area.

Outside

To the front of the property, there is a path leading to the front door with open planned lawned gardens.

The rear garden comprises lawned garden, steps down onto a rear patio with fenced surround, level garden.

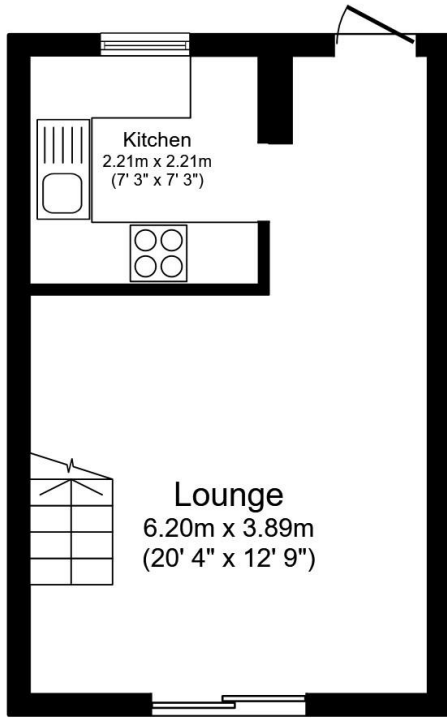
Agent's Note

Council Tax Band: 'A' £1724.73 for 2025/26

EPC Rating: 'C'

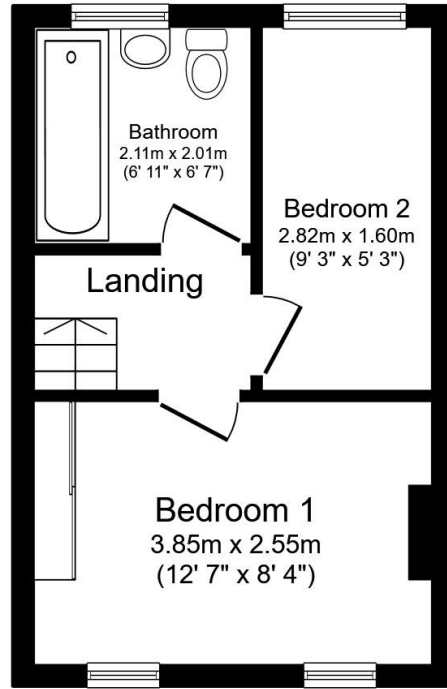
Long Term Flood Risk: Very Low





Ground Floor

Floor area 23.7 sq.m. (256 sq.ft.)



First Floor

Floor area 23.7 sq.m. (256 sq.ft.)

Total floor area: 47.5 sq.m. (511 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 | | 91 B |
| 81-91 | B | | |
| 69-80 | C | 74 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.