

**SAMPLE  
MILLS**



**Barton Drive  
Bradley Vale  
Newton Abbot  
Devon**

**£350,000**

FREEHOLD





**Barton Drive, Bradley Vale, Newton Abbot, Devon**

**£350,000 freehold**

A Detached 2 bedroom Bungalow offering spacious accommodation throughout, situated in the popular area of Bradley Vale and benefits from some fantastic views towards Wolborough Hill, providing easy access for all local amenities to include both primary and secondary schools, park, shops and bus routes into Newton Abbot town centre with its further range of public facilities and amenities 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 accommodation has been upgraded and comprises entrance hallway, 2 double bedrooms, bathroom and large lounge with offset kitchen.

The property has some outstanding countryside views over the surrounding area towards Wolborough Hill and over.

Further benefits include an integral garage, combi gas boiler, central heating, uPVC double glazing and attractive landscape gardens.



uPVC double glazed door to:

### Entrance Hallway

Single panelled radiator. Access to loft area. Coving to ceiling. Storage cupboard with shelving.

### Lounge – 5.40m x 3.50m (17'9" x 11'6")

uPVC double glazed window. Coving to ceiling. TV point. Double panelled radiator. Oak door. Fantastic open views can be seen towards Wolborough Hill and beyond.

### Kitchen – 3.60m x 2.30m (11'10" x 7'7")

Base units with high gloss finish. Worktop surface areas. Stainless steel drainer 1½ with taps over. Partly tiled walls. Built-in storage cupboards. uPVC double glazed windows and door to the rear. Cupboard housing Baxi combi boiler serving hot water and central heating. Plumbing for washing machine. Space for tumble dryer. Gas and electric cooker points. Space for fridge/freezer. Strip lighting. Coving to textured ceiling.

### Bedroom 1 – 3.70m x 3.30m (12'2" x 10'10")

Coving to ceiling. uPVC double glazed window with views over the front. Single panelled radiator. TV point.

### Bedroom 2 – 3.30m x 2.70m (10'10" x 8'10")

uPVC double glazed window to rear. Double panelled radiator. Coving to textured ceiling.

### Bathroom – 3.60m x 2.10m (11'10" x 6'11")

Panelled bath. Vanity wash-hand basin. W/C. Chrome fitted ladder radiator. Fixed mirror. Obscure glazed window. Airing cupboard. Tiled walls.

### Integral Garage – 5.40m x 2.90m (17'9" x 9'6")

Electric light and power. Larger than average and makes an ideal workshop. New doors.

### Outside

Steps with wrought iron railing leading to the front, paved pathway, paved driveway with drop kerb, parking for several cars ideal if you have a motorhome, double open doors to garage, further access round to the rear garden which is tiered and integral garage, which makes a good workshop.

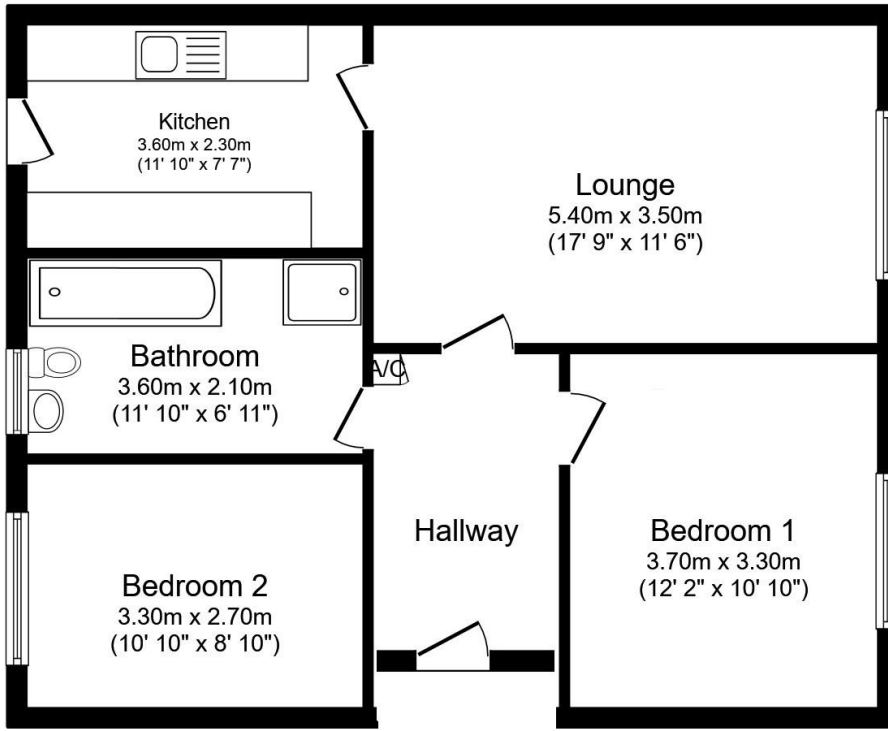
In the rear garden, there is a patio area on two tiered areas, slate stone feature wall with rendered elevations, steps to further level lawn garden with walled area, fence surround, a good range of borders, shrubs and plants, outside storage and garden shed. Access either side.

### Agents Note

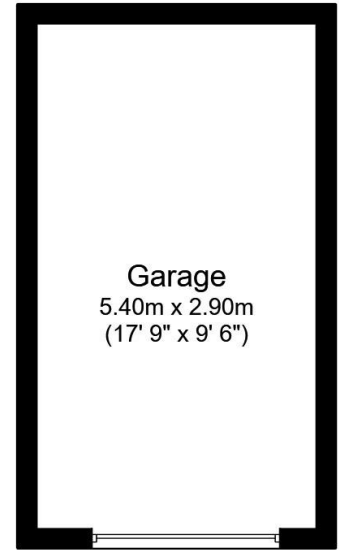
Council Tax Band: 'C' £2074.18 for 2023/24

EPC Rating: 'C'





**Floor Plan**



**Garage**

Total floor area 82.6 sq.m. (889 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		
81-91	B		87   B
69-80	C	69   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.