

**SAMPLE
MILLS**



**Wood View
Bradley Vale
Newton Abbot
Devon**

£350,000

FREEHOLD





Wood View, Bradley Vale, Newton Abbot, Devon

£350,000 freehold

A spacious Detached 3 bedroom modern property situated in the popular area of Bradley Vale boasting some outstanding views which can be appreciated from the front of the property and the raised seating areas at the rear.

The property is located within easy driving distance of the A380/M5/A38 as well as local amenities to include shops, primary and secondary schools, doctor surgery, leisure facilities and the mainline railway station.

The accommodation has been upgraded in recent years and comprises entrance hall, 2 bedrooms on the first level with shower room, an open plan Kitchen/lounge area with feature log burner, with large conservatory/utility area running the full width of the property and providing access onto the rear garden. A staircase leads down to the lower ground floor where there is a large master bedroom suite with 4 piece bathroom and dressing area.

The property benefits from a larger than average size integral garage, off road parking and gardens to front and rear.



Storm Porch

Outside light. uPVC leaded door to:

Entrance Hall

Single panelled radiator with cover. Coved ceiling. Smoke detector. Spot lamps. Cupboard with shelving and coat hooks.

Bedroom 2 – 3.90m x 2.29m (12'10" x 7'6")

Lattice effect uPVC double glazed box bay window providing pleasant views to the front aspect over Newton Abbot and towards Wolborough Hill. TV point. Single panelled radiator. Textured ceiling.

Bedroom 3 – 3.60m x 2.60m (11'10" x 8'6")

Lattice effect uPVC double glazed window to front aspect over Newton Abbot and towards Wolborough Hill. Single panelled radiator. Coved ceiling.

Shower Room – 2.90m x 2.40m (9'6" x 7'10")

3 piece suite with larger than average size walk in shower with glazed panels. Fitted power shower. Tiled walls. Vanity wash hand basin. Low level w/c. Chrome ladder radiator. Concealed lighting. Extractor fan. Access to loft area. Cupboard with wall mounted boiler serving hot water and central heating.

Open Plan Lounge/Kitchen – 4.40m x 4.10m (14'5" x 13'5")

Lounge Area

Wood effect flooring. Feature log burner located in one corner with tiled insert and granite hearth. TV point. Coved ceiling. Staircase leading down to the lower ground floor. Double glazed window.

Kitchen Area

Range of fitted base units with marble effect worktop surface areas. Built in Induction hob with splash back. Part tiled walls. Stainless steel extractor hood. Wall mounted display cabinets. Built in oven and microwave. Storage cupboards above and below. Space for fridge freezer. Fitted breakfast bar with cupboards above and below. Part tiled walls. Pull out spice rack. Wine rack.

Conservatory/Utility Area – 6.53m x 2.95m (21'5" x 9'8")

Utility area has a marble effect worktop with splash back. Sink unit with copper mixer tap. Cupboards above and below. Plumbing for dishwasher and washing machine.

Conservatory has double doors opening onto the rear garden. Ample space for dining furniture etc. Double panelled radiator. Pitched roof.

LOWER GROUND FLOOR

Inner Hall

Access to Integral Garage.

Dressing Area – 5.14m x 2.61m (16'10" x 8'7")

Fitted shelving. Lighting.

Master Bedroom – 5.16m x 3.98m (16'11" x 13'1")

Understairs storage. Concealed lighting. uPVC double glazed window to side aspect. Double panelled radiator. TV point.

En Suite Bathroom – 3.05m x 2.65m (10'0" x 8'8")

4 piece suite comprising corner spa bath with chrome mixer tap. Part tiled walls. Shower cubicle with power shower and tiled walls. Tiled floor. Vanity wash hand basin. Low level WC. Concealed lighting. Wall mounted chrome ladder radiator.

OUTSIDE

To the front of the property there is off road parking for several cars. Steps with wrought iron balustrading lead up to the front door. Pleasant outlook.

Integral Garage – 5.79m x 3.10m (19'0" x 10'2")

Power, light, consumer box. Worktop. Water tap.

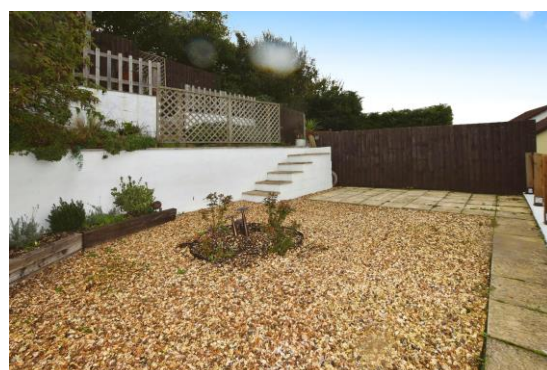
The rear garden comprises a tiered garden with gravelled and paved patio garden with log store. Access round to the front of the property. Steps rise to a level area with gravelled area and paved patio. Further steps with retaining wall lead up to seating areas, one covered, one open which have been built to enjoy the open outlook over the surrounding area, towards Wolborough Hill and beyond. Ideal for alfresco dining.

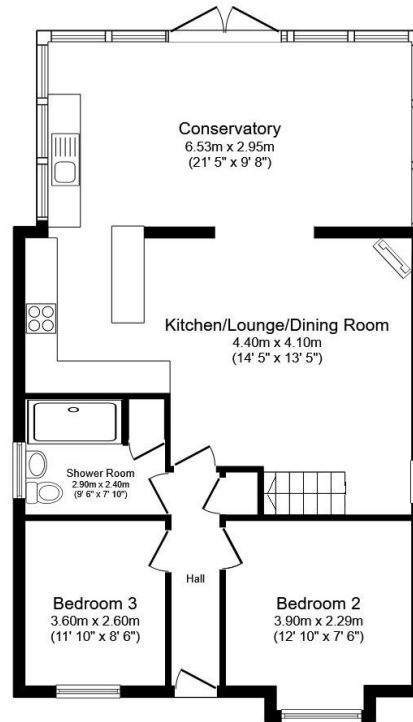
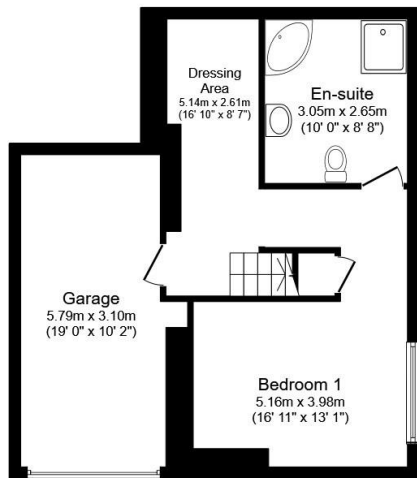
AGENT'S NOTE:

Council Tax Band: 'D' £2468.14 for year 24/25

EPC rating: 'D'

Flood Risk: Very Low





TOTAL: 138.3 m² (1,489 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		
69-80	C		
55-68	D	61 D	71 C
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.