

**SAMPLE
MILLS**



**Barton Drive
Newton Abbot
Devon**

£375,000
FREEHOLD





Barton Drive, Newton Abbot, Devon

£375,000 freehold

A spacious 4 bedroom family home situated in the popular Bradley area of Newton Abbot having easy access to all local facilities and amenities to include primary and secondary schools, the town centre with its further range of facilities and amenities to include shops, library, leisure centre, cinema, pubs and restaurants, parks, main rail line to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

The accommodation internally comprises entrance hall, lounge with multi fuel burner and air con unit, separate dining room, cloakroom, kitchen with built-in oven, hob and extractor hood and conservatory providing access to the rear garden. Upstairs, there are 4 bedrooms (3 of which have built-in shelved wardrobes) and a family shower room.

The property benefits from gas central heating, uPVC double glazing, good sized well-maintained gardens with a greenhouse and garden shed plus an attached garage and off road parking.

For those seeking a family property in this popular area, viewing is highly recommended.



uPVC part double glazed door opening through to:

Entrance Hall

Single panelled radiator. Understairs storage cupboard. Staircase rising to first floor. Additional built-in shelved cloaks cupboard. Coving to ceiling. Door to:

Cloakroom and w/c

Low flush suite. Inset wash-hand basin with cupboard space below and tiled splash back. Extractor fan. Radiator, . Obscure uPVC double glazed window.

Lounge – 6.32m x 3.18m (20'9" x 10'5")

Wall mounted multi fuel burner set within stone effect feature fireplace on hearth, TV point. Radiators x2. uPVC double glazed window to the front. Telephone point. Coving to ceiling. Wall mounted air con unit. Double glazed sliding patio doors to the conservatory.

Dining Room – 2.87m x 2.34m (9'5" x 7'8")

Single panelled radiator. uPVC double glazed window to front. Coving to ceiling.

Kitchen – 4.19m x 2.36m (13'9" x 7'9")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Built-in electric hob with extractor hood above. Built-in electric oven. Plumbing for washing machine. Plumbing for dishwasher. Recess for fridge/freezer. Space for further appliance. Partly tiled walls. Cupboard housing gas boiler for the hot water and central heating system with digital timer control box underneath. uPVC double glazed window overlooking the rear garden. Coving to ceiling. uPVC half double glazed door through to:

Conservatory – 4.80m x 2.44m (15'9" x 8'0")

uPVC double glazed. Providing access to the rear garden.

First Floor Landing

Hatch to the roof space. Built-in shelved airing cupboard housing tank with electric immersion.

Bedroom 1 – 3.25m x 3.23m (10'8" x 10'7")

Single panelled radiator. uPVC double glazed window to front. Built-in shelved wardrobe. Coving to ceiling.

Bedroom 2 – 3.28m x 3.20m (10'9" x 10'6")

Single panelled radiator. uPVC double glazed window to front. Built-in shelved wardrobe. Coving to ceiling.

Bedroom 3 – 2.90m x 2.26m (9'6" x 7'5")

Built-in shelved wardrobe. uPVC double glazed window to the rear aspect. Radiator. Coving to ceiling.

Bedroom 4 – 2.90m x 2.31m (9'6" x 7'7")

Single panelled radiator. Coving to ceiling. uPVC double glazed window overlooking the rear.

Shower Room – 2.05m x 1.75m (6'9" x 5'9")

Tiled shower cubicle with fitted shower and sliding doors. Inset wash-hand basin with cupboard space below and tiled splash back. Low level w/c. Heated towel rail. Shaver point. Obscure uPVC double glazed window.

Garage

Overhead storage. Power and light. Remote control electric roller door.

Outside

To the front of the property, is an enclosed garden predominately laid to lawn with various mature hedges and bushes. There is also outside lighting.

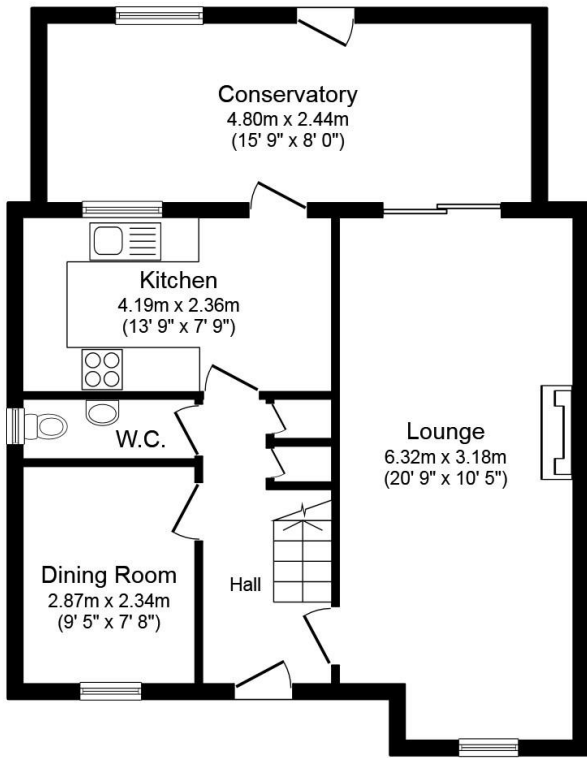
To the rear of the property, is a paved area and a garden laid to lawn with an abundance of mature trees, bushes, plants and shrubs. There is a pathway to the other side, to a garden shed where there is an area laid to gravel and where there is an outside tap. To the other side of the garden there is an aluminum greenhouse, a garden shed and a courtesy door through to the garage, plus off road parking.

Agents Note

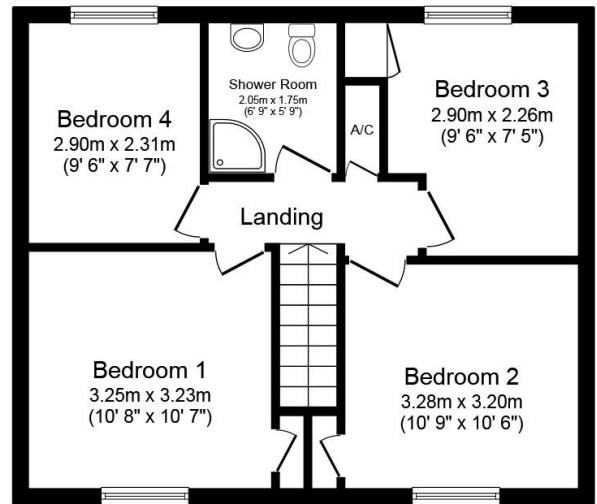
Council Tax Band: 'D' £2333.45 for 2023/24

EPC Rating: 'D'





Ground Floor



First Floor

Total floor area 113.5 sq.m. (1,222 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		81 B
69-80	C		
55-68	D	67 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.