

A photograph of a two-story house with a light-colored upper floor and a brick lower floor. The house has several windows with white frames and a small porch area. A garden with a paved patio and a wooden bench is visible in the foreground.

**SAMPLE  
MILLS**

**Barton Drive  
Newton Abbot  
Devon**

**£1250 pcm**







**Barton Drive, Newton Abbot, Devon**

**£1250 pcm**

A Semi Detached 3 bedroom property situated in the popular residential area of Bradley Barton.

The accommodation comprises entrance hall, lounge, kitchen/breakfast room, 3 bedrooms (2 doubles and 1 single) and a family bathroom.

Further features include a level rear garden with a workshop/covered area. There is also a patio garden to the front.

The property is offered for let with immediate possession, subject to the necessary referencing process being completed.



uPVC double glazed door leading into

### Entrance Hall

uPVC double glazed window. Door through to

### Lounge

uPVC double glazed window to front aspect. Coving to ceiling. Understairs storage. Single panelled radiator. Baxi gas boiler serving hot water and gas central heating. Decorative brick faced fireplace with raised hearth and mantel over.

### Kitchen/Breakfast Room

Fitted with a range of base units with work top surface areas over. Stainless steel sink drainer unit. uPVC double glazed window to rear aspect. uPVC double glazed door to rear porch. Radiator. Wood effect flooring. Plumbing for washing machine.

Staircase with wooden balustrade leading to

## FIRST FLOOR

### Landing

uPVC double glazed window to side aspect. Access to loft area.

### Bedroom 1

uPVC double glazed window to front aspect. Recessed area. Built in wardrobe with hanging rails and shelving. Single panelled radiator.

### Bedroom 2

uPVC double glazed window to rear aspect. Single panelled radiator. Loft access.

### Bedroom 3

uPVC double glazed window to front aspect. Storage cupboard with louvre door. Built in raised bed with storage below. Single panelled radiator.

### Bathroom

3 piece suite comprising panelled bath with Mira shower over. Low level WC. Wash hand basin. Medicine cabinet. Tiled flooring.

## OUTSIDE

To the front of the property a path leads down to the front with a raised wall. There is a patio garden with raised borders and shrubbery.

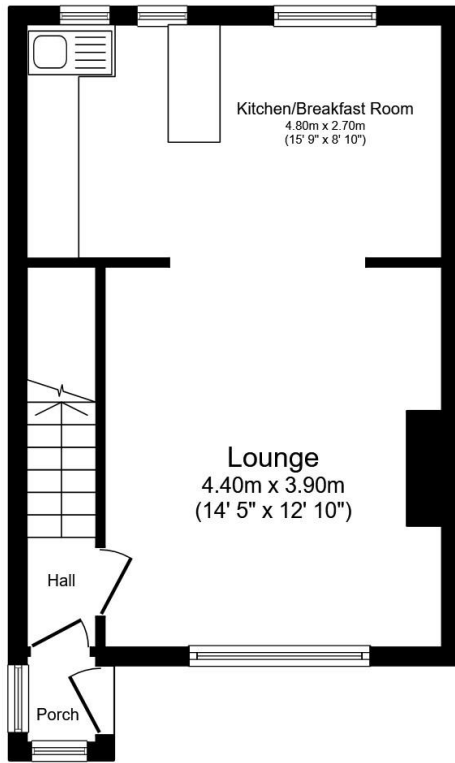
The rear garden comprises a patio area. Storage shed. Covered area and workshop.

### AGENTS NOTE:

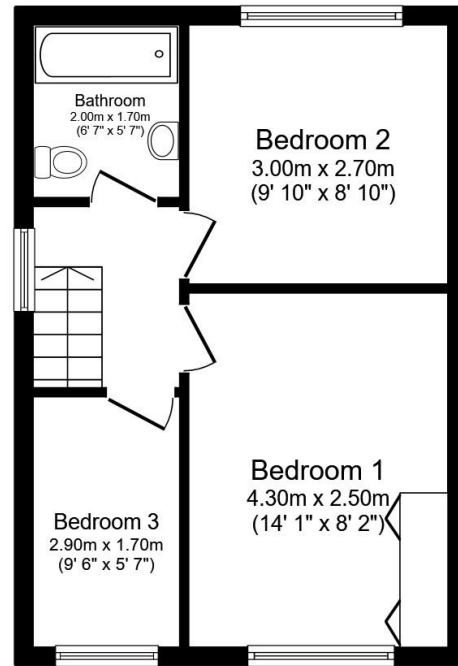
Council Tax Band: 'C' £2074.18 for year 23/24

EPC rating: 'C'





**Ground Floor**



**First Floor**

Total floor area 70.0 m<sup>2</sup> (753 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		86   B
69-80	C	72   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.