

**SAMPLE  
MILLS**



**Higher Budleigh Meadow  
Bradley Barton  
Newton Abbot  
Devon**

**£280,000**  
FREEHOLD







Higher Budleigh Meadow, Bradley Barton,  
Newton Abbot, Devon

**£280,000 freehold**

A Semi-Detached 3 bedroom property situated in the prominent part of Bradley Barton providing easy access for all local facilities to include shops, schools, 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, the A380 dual carriageway to Exeter and Torbay and the A38 to Plymouth and Exeter.

Internally, the property accommodation comprises entrance vestibule with lounge, kitchen and offset dining room with access onto the rear garden. Upstairs, the property has 2 double bedrooms, a single bedroom and a family bathroom.

The property has gardens to front, it has a garage in a block, it has an outside wooden garden shed and also an outside workshop with light and power.

The property has been recently refitted with new boiler, gas central heating system, uPVC double glazed windows and soffit boards.

Those looking for a 3 bedroom property in this desirable area should view this one as it is highly recommended.





uPVC double glazed door and display window to:

### Entrance Vestibule

Built-in storage cupboards and cupboard housing the consumer box. Single panelled radiator. Arch through to:

### Lounge – 5.30m x 4.20m (17'5" x 13'9")

Feature fireplace with wooden surround, stainless steel insert with electric fire and hearth with mantle over. uPVC double glazed window to the front. Coving to textured ceiling. Circular lights. Radiator with wooden cover. Recessed shelving. Staircase to the landing. Radiator to the front with further display shelving and cover.

### Kitchen – 4.30m x 2.70m (13'9" x 8'10")

A range of fitted base units with rolled edge worktop surface areas. Plumbing for washing machine. Built-in double oven. Built-in Belling induction hob. Range of wall mounted cupboards. uPVC double glazed window looking over the rear. Tiled flooring. Further range of fitted base units. Wine rack. Corner display plinth. Prep area. Display unit. Coving to textured ceiling. Strip fluorescent light. Space for fridge/freezer.

### Dining Area – 2.30m x 2.11m (7'7" x 6'11")

uPVC double glazed windows looking to the rear. uPVC double glazed patio doors providing access onto the rear garden. Tiled flooring. Coving to textured ceiling.

### Staircase off the lounge to the landing

Access to the loft area. Combi Glow Worm boiler which is situated in the loft. Radiator with cover and shelving over. Doors off to:

### Bedroom 1 – 4.70m x 2.60m (15'5" x 8'6")

Single panelled radiator. Built-in wardrobes running the full length of the wall with opening doors and storage cupboards. Range of bedside fitted cupboards with storage cupboards over. Display plinths and storage below. uPVC double glazed window looking over the front with views over the surrounding area towards Highweek and beyond.

### Bedroom 2 – 3.30m x 3.10m (10'10" x 10'2")

Facing the rear. uPVC double glazed window. Coving to textured ceiling. TV point. Single panelled radiator.

### Bedroom 3 – 2.20m x 1.80m (7'3" x 5'11")

uPVC double glazed window looking over the rear. Single panelled radiator. Coving to textured ceiling.

### Bathroom – 2.50m x 1.70m (8'2" x 5'7")

Low level w/c. Corner wash-hand basin. Fitted power shower, stainless steel, tiled walls with shower rail. Laminated flooring. Partly tiled walls. Obscure glazed window. Chrome fitted ladder radiator. Fixed mirror.

### Garage – 4.83m x 2.58m (15'10" x 8'6")

In a block.

### Outside

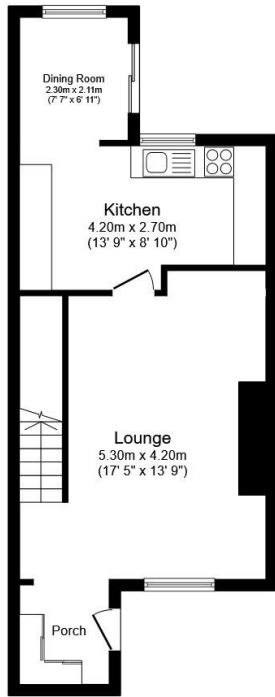
The property has steps to the front with open planned lawned garden. The lawned garden has a beautifully designed patio area with rendered walls and steps up to a gravelled area with lawned garden in the centre, with a wooden garden shed to the rear and an outside wooden workshop (2.80m x 1.70m – 9'2" x 5'7") which has light, power and wooden fence surround.

### Agents Note

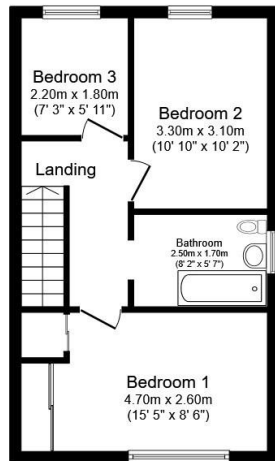
Council Tax Band: 'C' £2193.90 for 2024/25

EPC Rating: 'D'

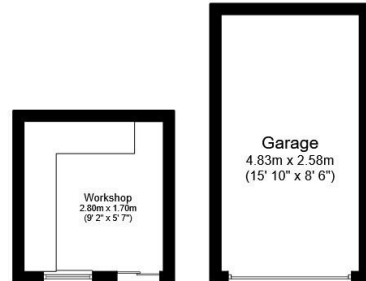




**Ground Floor**  
Floor area 45.4 m<sup>2</sup> (489 sq.ft.)



**First Floor**  
Floor area 37.3 m<sup>2</sup> (401 sq.ft.)



**Outbuilding**  
Floor area 19.7 m<sup>2</sup> (212 sq.ft.)

**TOTAL: 102.4 m<sup>2</sup> (1,102 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   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.