

**SAMPLE  
MILLS**



**Higher French Park  
Bradley Barton  
Newton Abbot  
Devon**

**OIEO £275,000**

**FREEHOLD**







Higher French Park, Bradley Barton,  
Newton Abbot, Devon

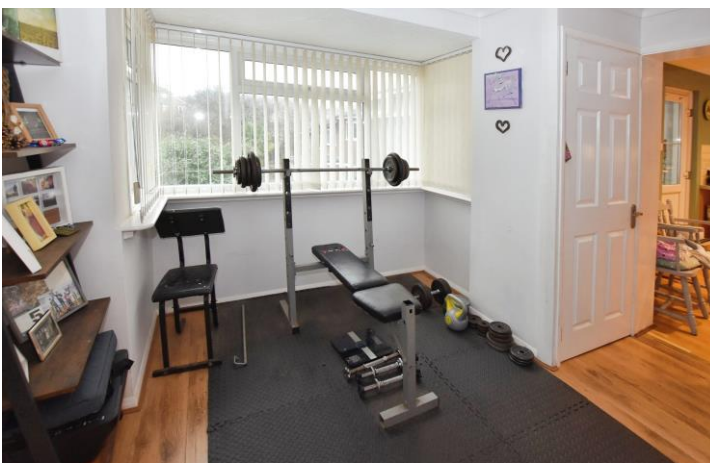
**OIEO £275,000 freehold**

A spacious extended 3 bedroom end of terrace family home situated in the popular area of Bradley Barton on the edge of Newton Abbot with easy access to local amenities including 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 internal accommodation comprises entrance conservatory leading to a large kitchen/breakfast room with built-in electric oven and gas hob, good sized lounge with wood burner and patio doors leading to outside, dining area and salon on the ground floor. Upstairs, there are 3 bedrooms and a family bathroom.

Further benefits include gas central heating, uPVC double glazing, garage in a block nearby plus gardens front and rear.

Viewing is highly recommended to appreciate this spacious property on offer.





uPVC double glazed double doors providing access to:

**Conservatory – 3.38m x 2.81m (11'1" x 9'3")**

Laminate flooring. uPVC double glazed. uPVC half double glazed door opening through to:

**Kitchen/Breakfast Room – 4.84m x 3.91m (15'11" x 12'10")**

1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Wall hung gas boiler for hot water and central heating system. Built-in 4 ring gas hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Plumbing for washing machine. Double panelled radiator. Two understairs storage cupboards. Inset spotlights. uPVC double glazed windows overlooking the front overlooking the garden. Staircase rising to first floor. Wooden flooring. Glazed door through to:

**Lounge – 4.86m x 3.36m (15'11" x 11'0")**

Wood burner on slate hearth. TV point. Double panelled radiator. uPVC double glazed sliding patio doors leading to outside.

**Dining Area – 3.20m x 2.82m (10'6" x 9'3")**

Wooden flooring. Radiator. uPVC double glazed window overlooking the garden. Part glazed door opening through to:

**Salon Area – 2.79m x 2.39m (9'2" x 7'10")**

Double panelled radiator. Wooden flooring. Partly tiled walls. uPVC double glazed door leading to outside. Inset spotlights. Electric wall heater.

**First Floor Landing**

Hatch to the roof space.

**Bedroom 1 – 3.07m x 3.00m (10'1" x 9'10")**

Built-in wardrobes. Double panelled radiator. uPVC double glazed window.

**Bedroom 2 – 3.39m x 2.42m (11'1" x 7'11")**

Double panelled radiator. uPVC double glazed window. Built-in cupboard.

**Bedroom 3 – 2.41m x 2.34m (7'11" x 7'8")**

Double panelled radiator. uPVC double glazed window.

**Bathroom – 2.04m x 1.66m (6'8" x 5'5")**

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Fully tiled walls. Obscure uPVC double glazed window.

**Outside**

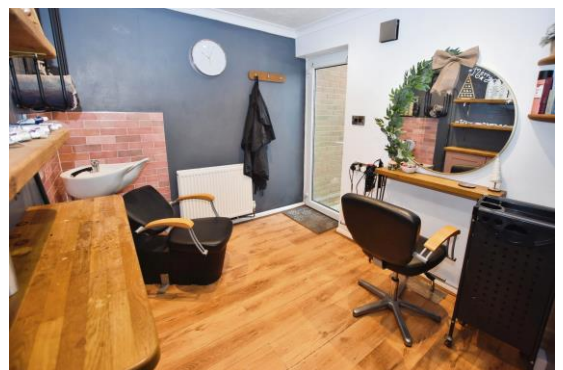
The property is approached from Higher French Park and is approached by a wrought iron gate where there is a garden laid to lawn and also a garden shed and steps provide access up to the conservatory. There is also an area laid to decking and a corner area where there are various bushes and plants.

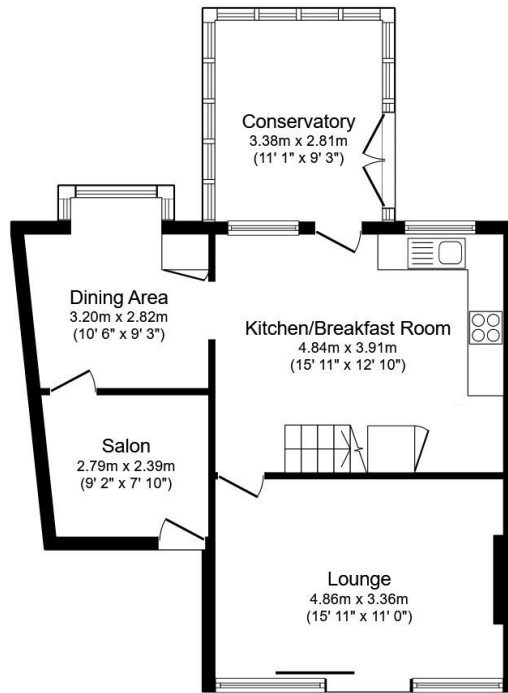
From the Lounge, patio doors lead onto a further area that has been laid to gravel/ seating area and all completely fenced in with again, steps providing access up to a gate which provides access back onto Barton Drive. In addition, there is a garage in a block nearby with metal up and over door.

**Agents Note**

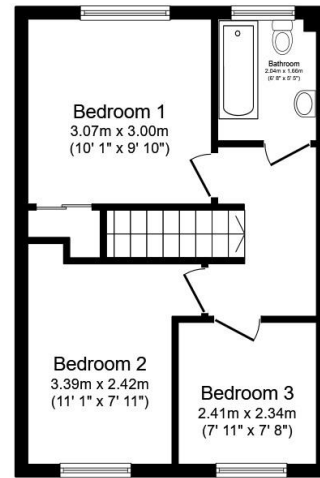
Council Tax Band: 'B' £1919.67 for 2024/25

EPC Rating: 'C'





**Ground Floor**  
Floor area 62.0 sq.m. (667 sq.ft.)



**First Floor**  
Floor area 36.1 sq.m. (389 sq.ft.)

**TOTAL: 98.1 sq.m. (1,056 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		87   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.