



Bradley Valley, Newton Abbot

- Well-Presented Detached House
- 2 Bedrooms
- L-Shaped Lounge/Diner
- Modern Kitchen & Shower Room
- Double Glazing
- Enclosed Garden
- Integral Garage
- Popular Location

Asking Price:

£180,000

Freehold

EPC RATING: E30

1 Moorsend, Bradley Valley, TQ12 1YA - Draft

An individual modern detached house boasting a lovely enclosed and private garden and integral garage situated on the popular Bradley Valley development. The well-presented accommodation comprises two bedrooms and a particular feature is the galleried landing. There is a modern kitchen and shower room and double glazing is installed. There is no onward chain and the property will appeal to a wide range of buyers.

Moorsend is a cul-de-sac situated towards the edge of Newton Abbot, in Bradley Valley which is a popular residential location off of the Ashburton Road. Bradley Valley has its own convenience shop and the A38 dual carriageway is approximately 4 miles away along the Ashburton Road, providing access to Plymouth, Exeter and the motorway network beyond. Newton Abbot has a wide range of amenities and facilities, including primary and secondary schools, hospital, various shops, supermarkets, leisure centre and mainline railway station.

Accommodation

The entrance porch leads to a hallway area with stairs to first floor. Opening up to a L-shaped lounge/dining room with laminate flooring, feature fireplace with inset gas living flame fire and a courtesy door to the garage. There are French doors leading to a rear porch which in turn leads to the enclosed garden. The kitchen has been refitted with a modern range of units with granite effect worktops and a circular bowl and drainer. There are integral appliance including oven, hob and microwave. Upstairs there is a galleried landing, two bedrooms and a modern shower room/wc.

Ground Floor

- Entrance Porch
- Lounge/Diner 16' 11" (5.16m) x 16' 7" (5.05m)(max)
- Kitchen 7' 10" (2.39m) x 6' 6" (1.98m)
- Rear Porch
- Integral Garage 16' 11" (5.16m) x 8' 5" (2.57m)

First Floor

- Bedroom 1 10' 1" (3.07m) x 8' 4" (2.54m)
- Bedroom 2 8' 6" (2.59m) x 6' 2" (1.88m)
- Shower Room

Outside

Outside there is a lovely enclosed garden offering a degree of privacy mainly laid to lawn with gravelled shrub borders and timber shed.

Parking

Provided by an integral garage (16' 11" (5.16m) x 8' 5" (2.57m)) with remote electric door and plumbing for washing machine.

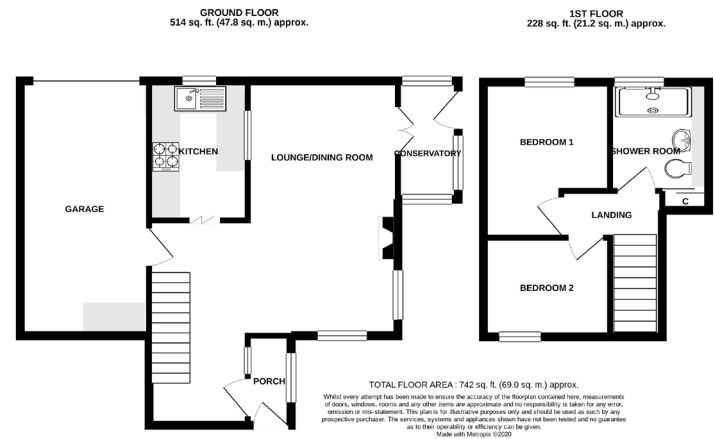
Agents Notes

Council Tax Band: Currently Band B

Directions

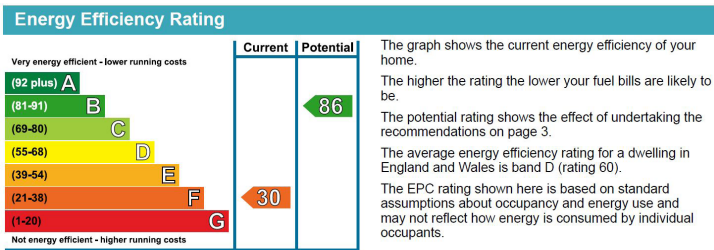
From Newton Abbot take the A383 Ashburton Road, passing Coombeshead Academy on the left hand side. Take the 4th left into Chercombe Valley Road. Take the 1st left into Moorsend.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.