

For Sale : £175,000

Barton Drive Bradley Barton Newton Abbot



A very well presented 3 Bedroom Semi Detached house situated in the popular area of Bradley Barton, with easy access to all local facilities. The accommodation internally comprises an Entrance Porch with Oak flooring opening up into a large Lounge with stairs up to the First Floor and door through to Kitchen. The Kitchen is a highlight of the property having been refitted with high gloss floor and wall cupboards, maximising space and storage. Incorporating a new built in oven and hob, and including space for washing machine and fridge freezer. The property benefits from being fully double glazed with good sized front and rear gardens and off road parking for 3 vehicles.

Barton Drive Bradley Barton Newton Abbot TQ12 1PD

PORCH Double glazed Porch. Oak flooring. Radiator.

LOUNGE 15'11" by 14'9" (4m 85cm x 4m 50cm)

Double glazed window to front aspect. Feature fireplace with gas fire and back boiler. Staircase rising to First Floor. Understairs cupboard. Radiator. Door to:-

KITCHEN/DINING ROOM 15'11'0" by 8'11" (460m 55cm x 2m 72cm)

Fitted with a range of new high gloss wall and floor cupboards. Integrated oven, hob and extractor fan. Space for washing machine and fridge/freezer. Double glazed window and door to rear aspect. Radiator.

FIRST FLOOR ACCOMMODATION:

Access to part boarded (>50%) loft with loft ladder.

BEDROOM 1 14'9" by 8'3" (4m 50cm x 2m 51cm)

Double glazed window to front aspect. Built in wardrobes. Radiator.

BEDROOM 2 10'0" by 8'11" (3m 5cm x 2m 72cm)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

BEDROOM 3 9'7" by 5'7" (2m 92cm x 1m 70cm)

Double glazed window to front aspect. Airing cupboard/wardrobe above stair bulkhead. Radiator.

BATHROOM Fully tiled walls. 3 piece suite comprising bath with shower. Low level WC. Wash hand basin. Obscure double glazed window.

OUTSIDE To the front of the property is a parking space for 1 vehicle. Steps down to a level area currently used as a seating/barbeque area.

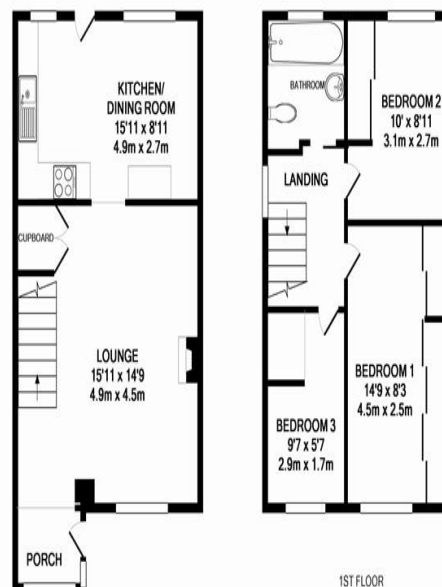
To the rear of the property is a level garden with raised borders. Large shed with electric. Access to rear service lane and 2 further car parking spaces.

DIRECTIONS From our Newton Abbot office, head west on East Street onto Highweek Street/A382. At the roundabout, take the 1st exit onto Ashburton Road/A383. Continue on for some distance turning left onto Manor Road. Turn left onto Barton Drive.

DISCLAIMER:- These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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