



**SAMPLE
MILLS**

**Barton Drive
Bradley Barton
Newton Abbot
Devon**

**OFFERS IN EXCESS OF
£275,000**
FREEHOLD





**Barton Drive, Bradley Barton,
Newton Abbot, Devon**

**OFFERS IN EXCESS OF
£275,000 freehold**

A spacious 3 bedroom family house situated in the popular area of Bradley Barton providing easy access to all local facilities to include shops, schools, A38, A380 and the main rail line services to London Paddington.

The accommodation internally, which has been updated by the present occupier, has a quality fitted kitchen/breakfast room with Quartz worktop surface areas, built-in Neff oven with warmer plate, steam oven and induction hob, built-in fridge and freezer and other electrical appliances. It has a spacious lounge with Gazco fitted log effect burner. The property has 3 bedrooms, 2 double bedrooms and a good sized single and a recently refitted bathroom.

Outside, the property benefits from good paved off road parking, attached single garage, garden to the rear which has patio areas on 2 levels with a pergola and summerhouse/greenhouse.

For those seeking a family property in this popular area, viewing is highly recommended.



Storm Porch

Outside light. uPVC double glazed stained glass door to:

Entrance Hallway

Mat well. Single panelled radiator. Concealed lighting. Oak doors. Wooden effect flooring. Coving to ceiling. Oak door to under stairs storage with light and power.

Downstairs Cloakroom

Low level WC. Tiled walls. Vanity wash-hand basin. Consumer box. Concealed lighting. Obscure uPVC double glazed window. Fixed mirror.

Kitchen/Breakfast Room – 13'4" x 9'3" (4.06m x 2.82m)

Incorporating a range of fitted System Six units with built-in dishwasher, washing machine, induction hob, stainless steel Neff oven with warmer plate and stainless steel steam oven over. Hot tap with instant hot water. Range of soft closing floor mounted base units with pull-out larder. Large drawers. Quartz fitted worktop surface areas with upstands and recessed seals. uPVC double glazed windows to the front and to the side with fitted louvre wooden blinds. Concealed lighting to ceiling. Stainless steel ladder radiator. Built-in fridge and freezer. Stainless steel canopy with extractor fan over stainless steel sockets. Step up from the hallway to:

Lounge – 17'2" x 11'2" (5.23m x 3.40m)

French Oak effect wooden flooring. uPVC double glazed windows to the rear. Double glazed patio door providing access onto the rear. Gazco fitted gas log effect fire with stone hearth. Recesses with wooden shelving. Coving to ceiling. TV point. Arch through to the half landing.

Staircase from Lounge to First Floor

Double glazed window with wooden shutters to the side. Concealed lighting. Smoke detector. Coving to ceiling.

Master Bedroom – 16'1" x 9'9" (4.90m x 2.97m)

Recess box window looking over the front with views over the surrounding area towards the town, up to Wolborough Hill and over. Single panelled radiator. Laminated flooring. Concealed lighting. Coving to ceiling. Plantation shutters.

Shower Room – 8'3" x 6'5" (2.50m x 1.96m)

'P' shaped 1700 shower with semi-circular shower with fitted stainless steel power shower. Low level WC. Wash-hand basin. Part tiled walls. Fixed mirror. Concealed lighting. Extractor fan. Coving to ceiling. Tiled walls with pattern. Plantation shutters.

Staircase rising to Second Landing

Oak fitted doors to walk-in airing cupboard with recently fitted Logic combi boiler serving hot water and central heating and shelving. Doors off to:

Bedroom 2 – 11'2" x 10'0" (3.40m x 3.05m)

Laminated flooring. uPVC double glazed window looking over the rear. Coving to textured ceiling.

Bedroom 3 – 8'2" x 7'1" (2.49m x 2.16m)

uPVC double glazed window overlooking the rear. Single panelled radiator. Coving to textured ceiling. Laminated flooring.

OUTSIDE

The property has paved off road parking to the front for several cars and a garage to the side with metal up and over door, pitch roof, light and power.

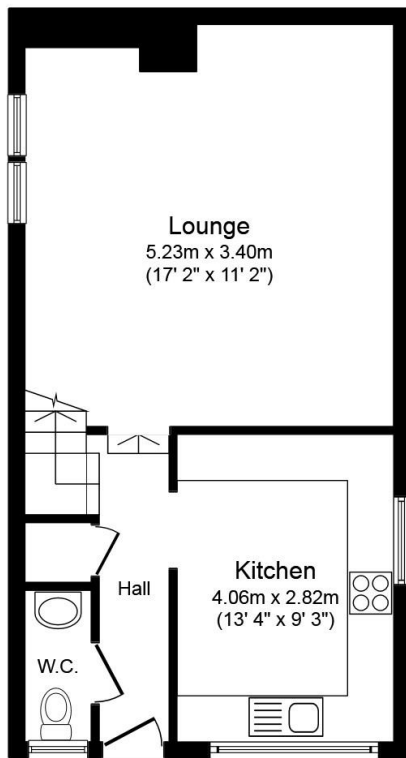
The rear garden has a built-on pergola with steps down onto a paved patio area with steps up to a further raised patio garden which has enclosed hedgerow surround, wooden green house with gravelled area, seating area, good range of mature fern trees and flowering plants. The garden has access to the side. Outside lighting.

AGENTS NOTE

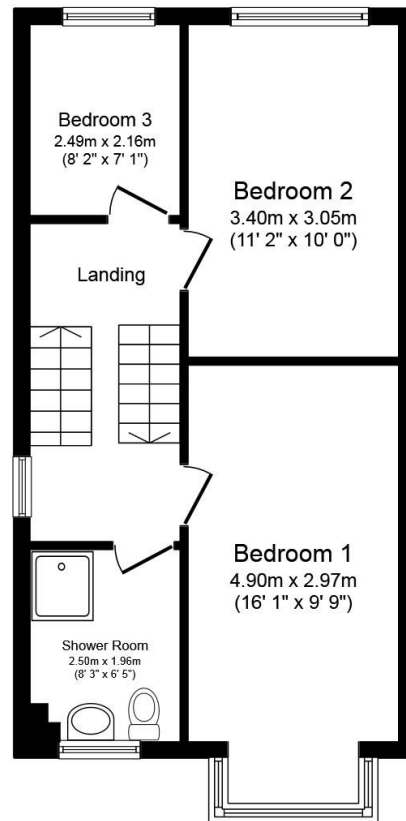
Council Tax Band: D - £1,952.31 per annum

EPC Rating 'D'





Ground Floor



First Floor

Total floor area 90.9 sq. m. (978 sq. ft.)Aprox

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Newton Abbot
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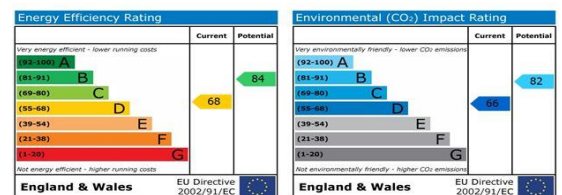
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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