

**SAMPLE
MILLS**



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

£190,000
FREEHOLD





**Middle Budleigh Meadow, Bradley Barton,
Newton Abbot, Devon**

£190,000 freehold

A well-presented 3 bedroom mid terrace property situated in the popular residential area of Bradley Barton, on the fringe of Newton Abbot. The property lies within easy access of local amenities including primary and secondary schools, local shops, leisure centre, the town centre, etc.

The accommodation internally comprises entrance porch opening into a lounge and a further door leading into a kitchen/dining room. On the first floor there are 3 bedrooms and a family bathroom.

The property is approached via steps leading down to the front door with a sloping front garden. The rear garden is level and laid to low maintenance paved patio and lawned area with a gate giving rear access.

The property benefits from a single garage in a nearby block, gas central heating and double glazing.



Door leading into

Entrance Porch

Radiator. Wood effect laminate flooring. Glazed door opening into

Lounge 17'8" x 13'11" (5.38m x 4.24m)

uPVC double glazed window to front aspect. Feature fireplace with electric fire, marble effect hearth and surround and mantel over. Staircase rising to the first floor. Under stairs storage cupboard. Radiator. Wood effect laminate flooring. Glazed door through to

Kitchen/Dining Room 13'11" x 8'10" (4.24m x 2.69m)

uPVC double glazed window to the rear aspect overlooking the rear garden. The kitchen is fitted with a range of base cupboards and matching wall cupboards with tiled splashbacks. Built in 4 ring gas hob with stainless steel splashback and extractor hood over. Built in gas oven. Space for fridge freezer and washing machine. Stainless steel single bowl sink drainer unit with mixer tap over. Radiator. Space for table and chairs. uPVC double glazed doors opening onto the rear garden.

FIRST FLOOR

Bedroom 1 13'11" x 8'7" (4.24m x 2.62m)

uPVC double glazed window to front aspect. Radiator. Range of fitted wardrobes with sliding doors, hanging rails and shelving.

Bedroom 2 10'3" x 7'8" (3.12m x 2.34m)

uPVC double glazed window to rear aspect overlooking the rear garden. Radiator.

Bedroom 3 7'7" x 5'11" (2.31m x 1.8m)

uPVC double glazed window to rear aspect overlooking the rear garden. Radiator.

Family Bathroom

3 piece suite comprising panelled bath with electric shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Wood effect flooring.

OUTSIDE

The property is approached via steps leading down to the front door. The front garden is laid to a sloping lawned area.

The rear garden is level and enclosed by timber fencing. The garden is laid to easy maintenance paved patio accessed from the kitchen/dining room, with a gravelled path leading down to a small lawn area and a rear access gate. There is also a useful timber shed.

The property benefits from a single garage in a nearby block with metal up and over door.

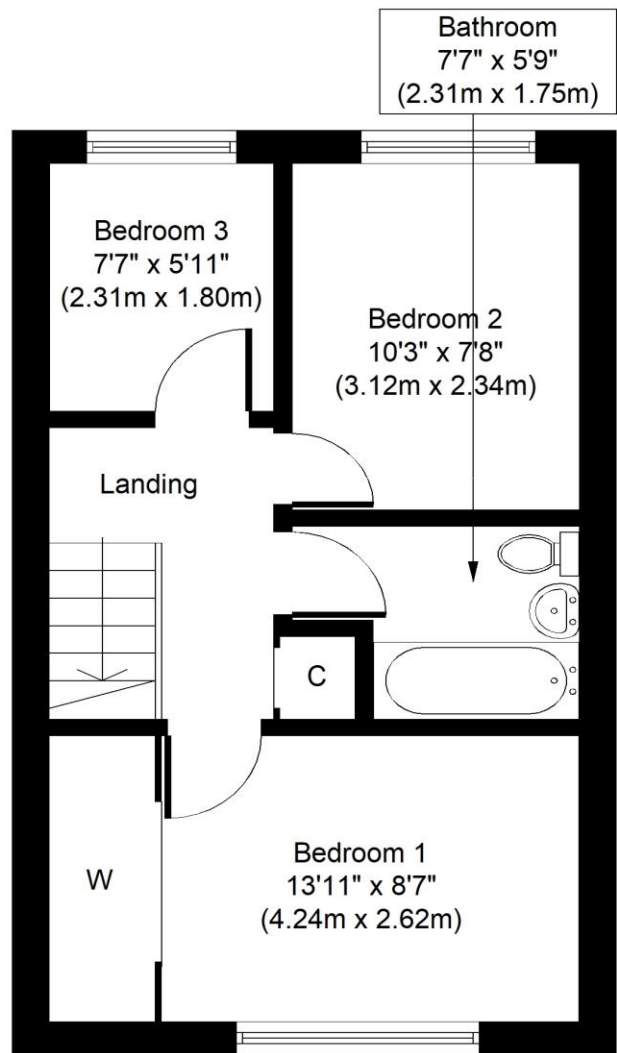
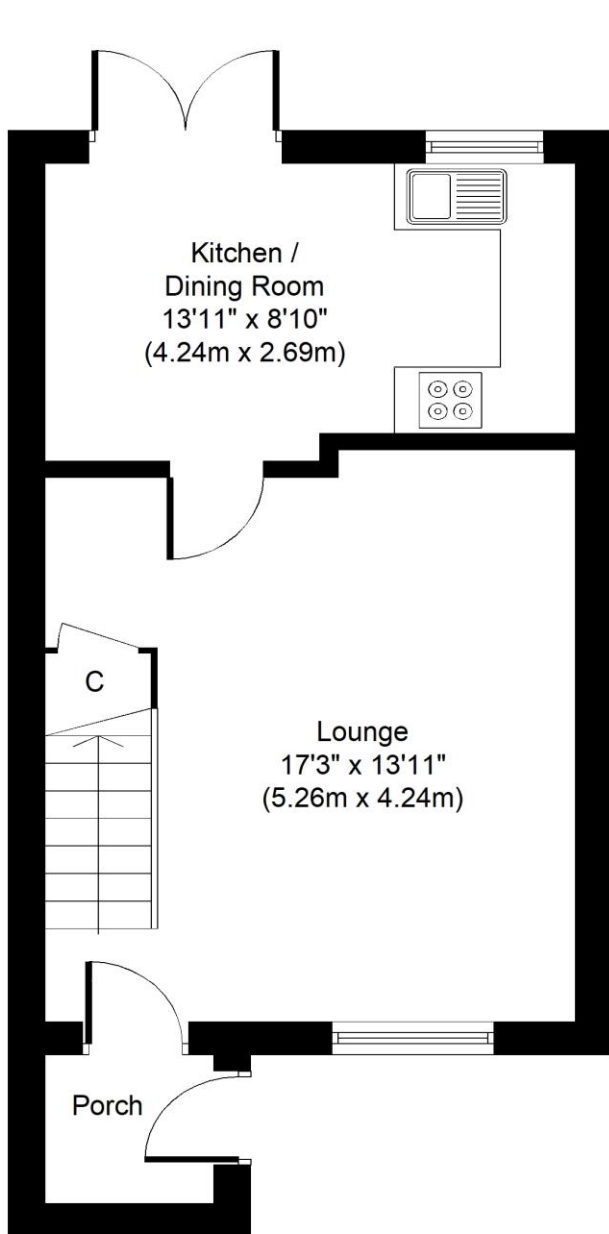
There is on street parking in front of the property on a 'first come first served' basis.

AGENTS NOTE:-

Council Tax Band: 'B' £1576.12.

EPC rating: 'C'.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

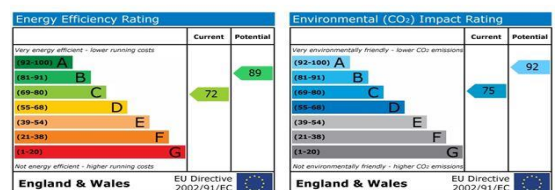
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