



Woodleigh Road, Bradley Barton, Newton Abbot, Devon

£210,000 Freehold



SAMPLE MILLS & Co.



Woodleigh Road, Bradley Barton, Newton Abbot, Devon

£210,000 Freehold

A modern 3 bedroom End of Terrace property situated in the popular residential area of Bradley Barton, having been tastefully upgraded by the present owners.

The accommodation internally comprises entrance porch, dining area, recently re-fitted kitchen, lounge, conservatory, 3 bedrooms and bathroom.

The property benefits from uPVC double glazing, gas central heating and gardens to the front and rear.

Further features include a paved driveway providing ample off road parking and an office which has been converted from the former garage for the property along with useful storage space at the front.

The property is ideal for those seeking a property close to all local amenities to include shops, schools and good links to the A38 and A380, whilst also easy access for the main London Paddington rail line.

Viewing of this property is highly recommended for those seeking a 3 bedroom family house in this popular residential area.



uPVC double glazed door to:

Entrance Porch – 4'04" x 4'0"

Display double glazed window. Tiled flooring. Further display double glazed window to the side. Coat hooks. Door opening onto:

Dining Area – 12'08" x 8'03"

Double panelled radiator. uPVC double glazed window. Coving to ceiling. Staircase to landing. Door through to kitchen. Under stairs storage cupboard. Door through to the lounge.

Kitchen - 12'08" x 7'07"

Incorporates a range of recently fitted base units with worktop surface areas to include drainer with chrome mixer tap over. Partly tiled walls. Worcester wall mounted boiler serving hot water and central heating. Range of wall mounted cupboards. Built-in ceramic induction hob with extractor fan over. Built-in stainless steel Neff oven with built-in microwave over. Storage cupboards below and over. Further built-in ceiling to floor storage cupboards. Under stairs storage cupboard. Built-in fridge and freezer. Further worktops and base units below and wall mounted cupboards. Tiled flooring. Plumbing for automatic washing machine. uPVC double glazed window. Strip florescent light to the ceiling.

Lounge – 15'11" x 10'10"

Coving to the ceiling. Double panelled radiator. uPVC double glazed window with side panels and double glazed door onto:

Conservatory – 13'02" x 5'02"

Laminated flooring. uPVC double glazed windows to the rear and to the side. Double glazed door providing access onto the decking and then garden area. Storage underneath and cupboards inside.

Staircase leading to landing

Smoke detector. Access to partially boarded loft area. Doors off to:

Bedroom 1 – 11'08" x 9'04"

Incorporating a range of Sharp fitted double wardrobes and single wardrobes with storage cupboards over, and built- in bedroom furniture. uPVC double glazed window with views overlooking the fields, over and beyond. Double panelled radiator.

Bedroom 2 – 10'02 x 11'0"

uPVC double glazed window to front aspect. Built-in double storage cupboards and airing cupboard with cupboard space over.

Bedroom 3 – 8'02" x 6'10"

uPVC double glazed window looking over the rear. Single panelled radiator.

Bathroom

Comprises 3 piece suite. Bath. Shower cubicle with shower screen. Fitted Mira shower. Wash-hand basin. Low level WC. Tiled walls. Circular light. Fitted medicine cabinet. Tiled floor. Chrome fitted ladder radiator.

OUTSIDE

Office – 11'1" x 7'7" (3.38m x 2.1m)

The office occupies the rear two-thirds of the former garage for the property, with one-third useful storage space at the front. Power and light.

GARDENS

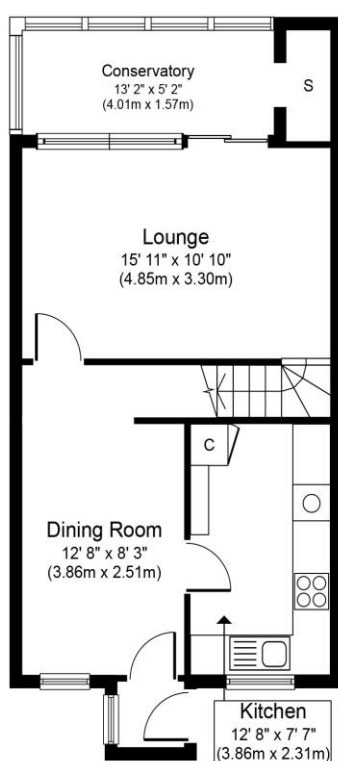
To the front of the property, there are steps leading down to the entrance porch, with borders incorporating a range of mature plants and shrubs.

To the rear of the property, there is a level garden with raised timber decking area and under stairs storage.

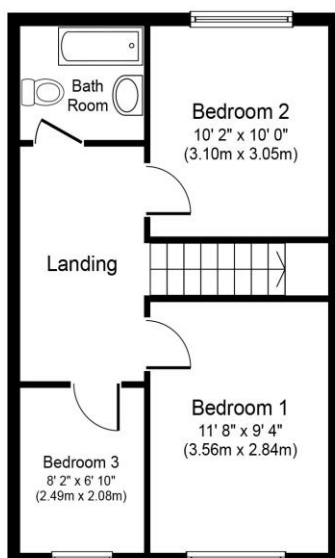
To the side of the property, a paved driveway provides ample off road parking.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		54			46



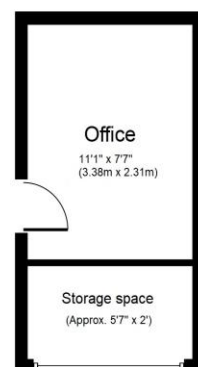
Ground Floor
Approximate Floor Area
529 sq. ft.
(49.1 sq. m.)



First Floor
Approximate Floor Area
422 sq. ft.
(39.2 sq. m.)



Outbuilding
Approximate Floor Area
68 sq. ft.
(6.3 sq. m.)



Garage
Approximate Floor Area
144 sq. ft.
(13.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2019 | www.houseviz.com

SAMPLE MILLS & Co.

www.samplemills.co.uk



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

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.

S712 Ravensworth 01670 713330