

# SAMPLE MILLS & Co.

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The Warren  
Bradley Barton  
Newton Abbot

Price **£155,000**

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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**ABOUT THE PROPERTY:**

A fantastic opportunity to acquire a 3 Bedroom property situated in the popular area of Bradley Barton. The property is sold with NO CHAIN and has the benefit of gas central heating and double glazing with a garage in a block. The property accommodation comprises of Entrance Hallway, Kitchen, Lounge, 3 Bedrooms and a Bathroom.

Outside there are gardens to the front and level rear garden with patio area. Viewing is recommended for those seeking a compact family house set close to local facilities.

**Directions**

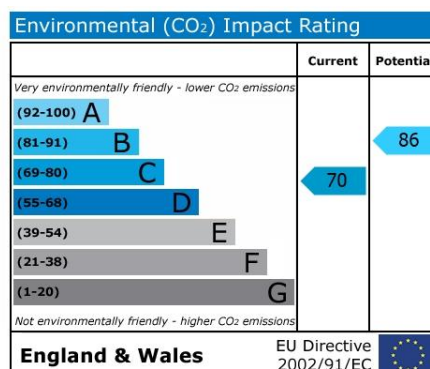
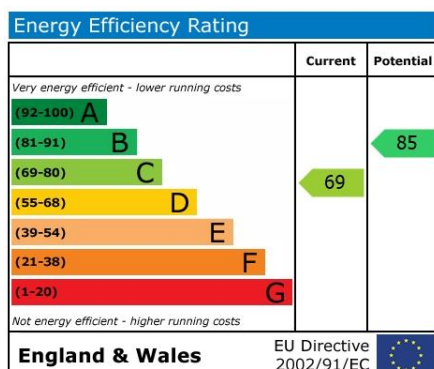
From Newton Abbot. Head west on East St/A381 towards Carlisle St.

Continue to follow A381. Turn right onto Salem Pl/A382. Continue to follow A382. Turn left onto Highweek St/A382. Continue to follow A382. At the roundabout, take the 1st exit onto Ashburton Rd/A383.

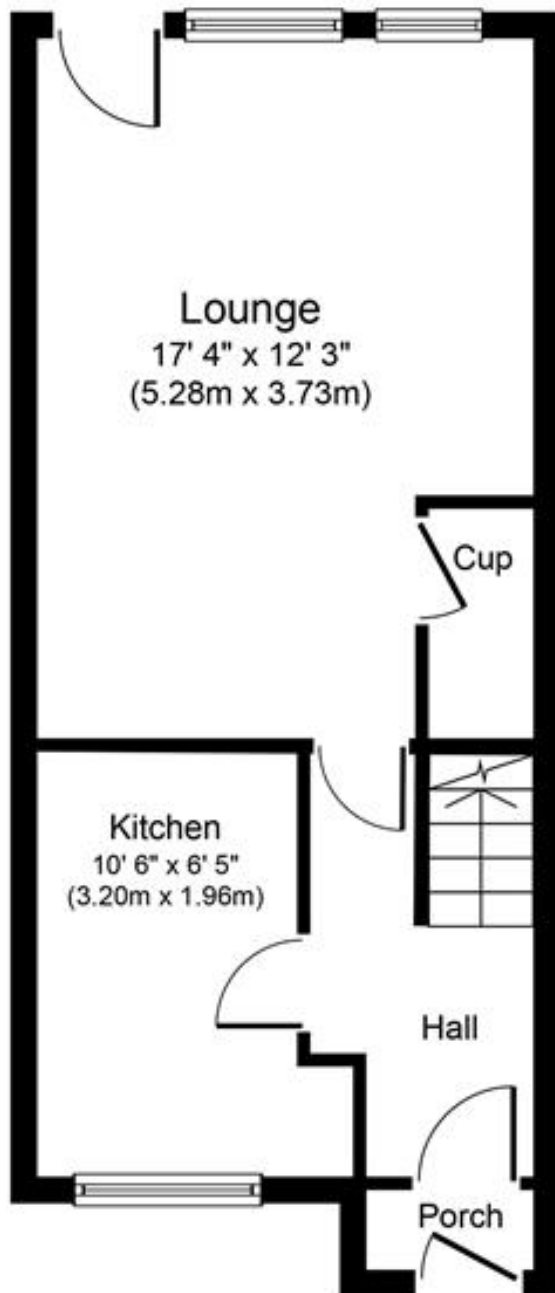
Turn left onto Manor Rd. Turn left onto Barton Dr. Turn right onto Woodleigh Rd. Turn left onto The Warren.

**Disclaimer**

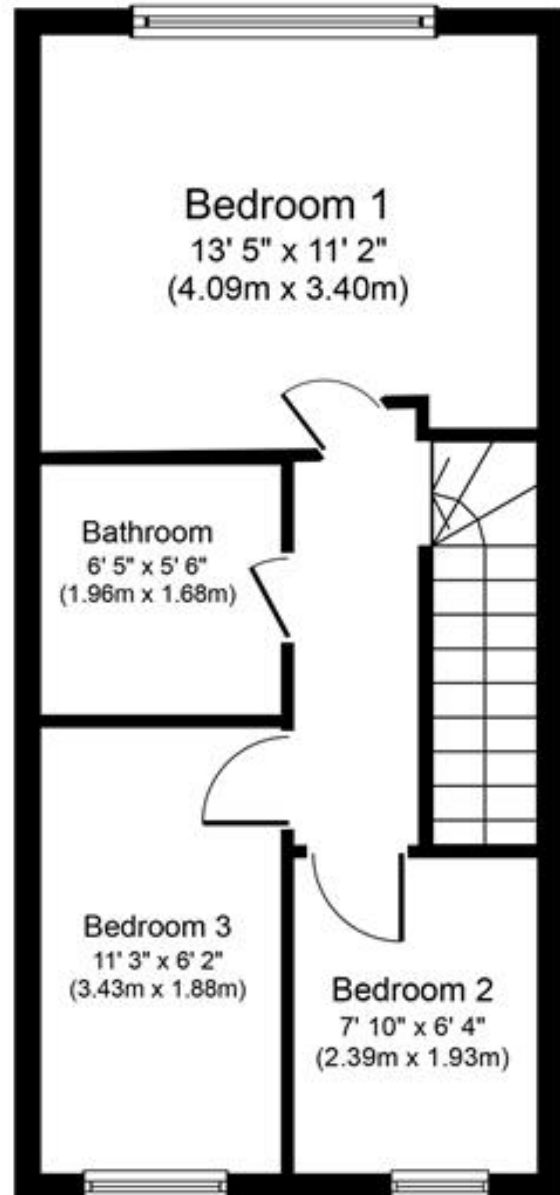
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers 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 your cooperation.







**Ground Floor**  
**Approximate Floor Area**  
**354 sq. ft.**  
**(32.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**344 sq. ft.**  
**(32.0 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.

[www.virtual360.net](http://www.virtual360.net)

**Sample Mills & Co.**

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