

For Sale : £105,000

Mill Close Bradley Valley Newton Abbot



A Purpose Built Ground Floor 1 Bedroom Flat situated in the popular residential area of Bradley Valley. The property would be an ideal FTB purchase or an ideal rental income stream. The accommodation comprises Lounge, Kitchen, Bedroom and Bathroom. The property is sold with no chain and benefits from uPVC double glazing and an allocated parking space.

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GROUND FLOOR FLAT

uPVC double glazed door opening onto the:-

LOUNGE 13'2" by 10'6" (4m 1cm x 3m 20cm)

uPVC double glazed French doors opening onto the front, feature fire place with surround insert and hearth. Economy 7 heater, wooden arch through to the:-

KITCHEN 10'4" by 7'10" (3m 15cm x 2m 39cm)

Incorporating a range of fitted base units with roll edge work top surface areas. A range of wall mounted storage cupboards, stainless steel drainer, tap over. Plumbing for automatic washing machine, uPVC double glazed window looking over the rear.

BEDROOM 12'10" by 8'4" (3m 91cm x 2m 54cm)

With recessed windowsill uPVC double glazed, Economy 7 heater, built in wardrobe and separate built in airing cupboard with tank and shelving. Door through to the:-

BATHROOM 8'4" by 8'0" (2m 54cm x 2m 44cm)

3 piece suite including a fitted bath with part tiled walls, shower splash back above the bath, low level WC, built in vanity wash hand basin, obscure double glazed window, Dimplex heater and fixed mirror.

OUTSIDE

The property has a small garden area to the front, and an allocated parking space.

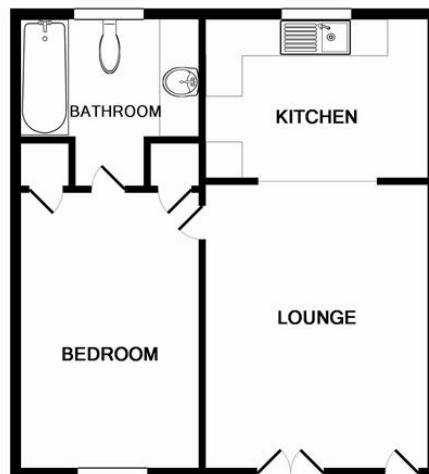
LEASEHOLD

£540.00 p/a maintenance with 999 year Lease.

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			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 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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