



**SAMPLE
MILLS**

**5 Lower Budleigh Meadow
Bradley Barton
Newton Abbot
Devon
TQ12 1UJ**

£1200
PCM





5 Lower Budleigh Meadow, Bradley Barton, Newton Abbot, Devon TQ12 1UJ

£1200 pcm

A Semi-Detached 3 bedroom property situated in the popular area of Bradley Barton close to all local amenities to include shops, schools and good links to the A38, M5 motorway and A380, whilst also having easy access for the main rail line to London Paddington.

The property accommodation internally comprises entrance porch, lounge/diner, kitchen/breakfast room with access onto the rear garden, 3 bedrooms (2 double and a single) and family bathroom.

Further benefits include gas central heating, double glazing, gardens front and rear and parking to the front.

No garage is available with this property.

NO PETS - AVAILABLE IMMEDIATELY



uPVC double glazed door to:

Entrance Porch

Electric meter. Consumer box. Single panelled radiator. uPVC double glazed window and display window. Door through to:

Lounge – 5.40m x 4.20m (17'9" x 13'9")

Feature fireplace surround, mantle over, gas fire insert with hearth. uPVC double glazed windows to the front. Staircase to landing. Single panelled radiator. Door through to:

Kitchen/Diner – 4.20m x 2.50m (13'9" x 8'2")

Range of fitted base units. Wall mounted cupboards. Single oven. Hob. 1½ bowl stainless steel sink unit with taps over. uPVC double glazed windows to the rear. uPVC double glazed patio doors to the rear. Storage cupboard. Partly tiled walls. Built-in fridge/freezer.

Staircase to the landing

Access to loft area. Walnut doors off to:

Bedroom 1 – 4.20m x 2.60m (13'9" x 8'6")

Facing the front. uPVC double glazed window to front aspect. Single panelled radiator.

Bedroom 2 – 3.30m x 2.05m (10'10" x 6'9")

Facing the rear. uPVC double glazed window to the rear. Single panelled radiator. Textured ceiling.

Bedroom 3 – 2.20m x 1.70m (7'3" x 5'7")

uPVC double glazed window. Single panelled radiator.

Bathroom – 1.90m x 1.80m (6'3" x 5'11")

Comprising 3 piece suite. Panelled bath. Low level WC. Wash-hand basin. Medicine cabinet. Partly tiled walls. Mira shower. Textured ceiling. Obscure glazed window. Ladder radiator.

OUTSIDE

The property has parking to the front with open plan lawned garden.

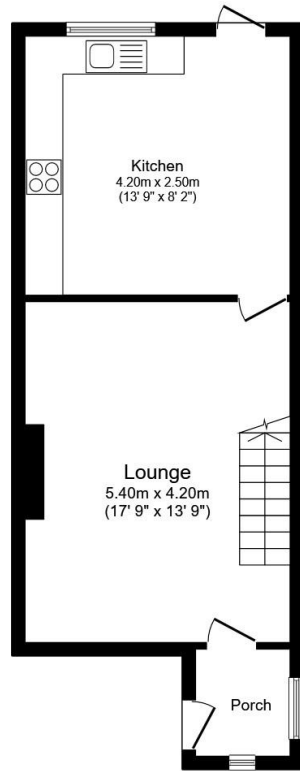
The rear garden is level with patio area, lawn garden and outside storage shed.

AGENTS NOTE

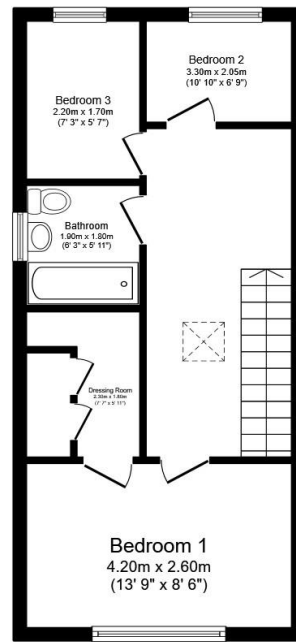
Council Tax Band: 'C' £2074.18 for 2023/24

EPC Rating: 'C'





Ground Floor



First Floor

Total floor area 83.3 sq.m. (897 sq.ft.) approx

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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