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Barton Drive
Bradley Vale
Newton Abbot

Price **£240,000 OIEO**

www.samplemills.co.uk

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Bradley Vale
Newton Abbot

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ABOUT THE PROPERTY:

An extended 3 bedroom family home built in the 1980s is situated in a level location close to local shops, both primary and secondary Schools, walking distance to Bakers Park and Bradley Woods, and Newton Abbot town centre with its full range of facilities and amenities including shops, doctors and bus services together with the railway station giving excellent links.

The full accommodation comprises an entrance hall, lounge/dining room, kitchen/breakfast room, utility room which was formerly the kitchen, shower room and wc, and conservatory.

On the first floor are 3 bedrooms and a bathroom and wc, with fitted shower.

Other features include gas central heating, double glazing, 2 under house storage areas, decking from the conservatory, gardens front and rear, the rear being south facing and stocked with mature bushes and shrubs, and off road parking.

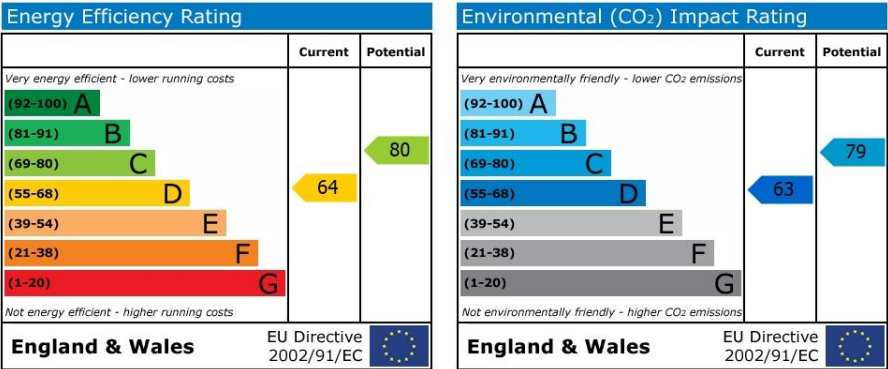
The property is found in good order throughout and an internal inspection is strongly recommended.

Directions

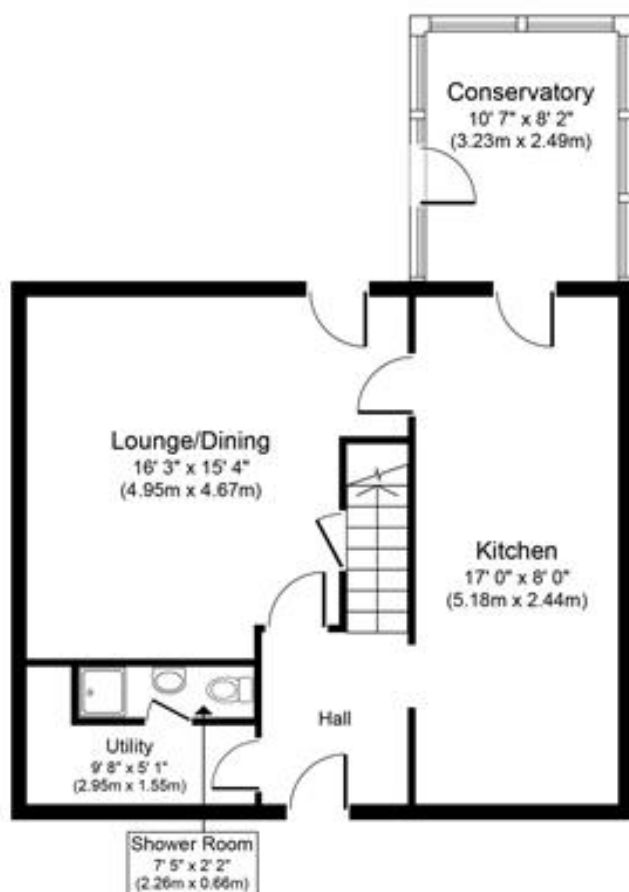
From our Newton Abbot office continue on Highweek Street to the roundabout taking the first exit left onto Ashburton Road. Continue for some distance passing the Park on your left hand side taking the next turning left into Barton Drive and continue for some distance.

Disclaimer

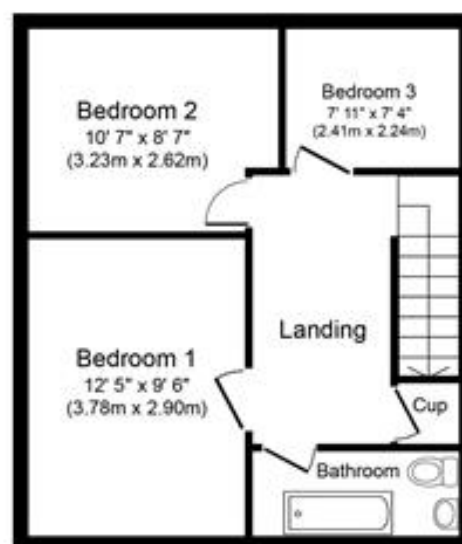
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers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



First Floor
Approximate Floor Area
392 sq. ft.
(36.4 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.

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