



**SAMPLE
MILLS**

**Spring Close
Bradley Valley
Newton Abbot
Devon**

£225,000
FREEHOLD





Spring Close, Bradley Valley, Newton Abbot, Devon

£225,000 freehold

A well presented 3 bedroom semi detached property situated in the popular location of Bradley Valley. The property is within easy access of shops, primary and secondary schools, Bakers Park and Bradley Woods together with bus routes into Newton Abbot centre with its range of facilities and amenities.

The property would make an ideal investment or first time buy.

The accommodation comprises an entrance hall opening into the lounge, a superb extended kitchen/dining room, 3 bedrooms and a family bathroom.

The property benefits from gas central heating, uPVC double glazing, a garage in a block, and has front and rear gardens with a patio area.

An internal viewing is highly recommended to appreciate the well presented accommodation on offer.



uPVC half double glazed door opening through to:

Entrance Hall

Single panelled radiator. Staircase rising to first floor. Built-in shelved cupboard housing meters. Glazed door through to:

Lounge – 17'10" x 13'11" (5.44m x 4.24m)

Single panelled radiator. Central heating thermostat. uPVC double glazed window to front aspect. TV point. Coving to ceiling. Part glazed door opening through to:

Kitchen/Dining Room – 18'9" x 13'10" (5.72m x 4.22m)

Extended kitchen/dining room comprising circular stainless steel single drainer sink unit with mixer tap. Range of fitted matching wall and base units with soft closers and concealed lighting. Worktop surface areas. Integrated dishwasher. Gas cooker point. One of the cupboards houses the gas boiler for hot water and central heating system with digital timer control box. Space for fridge/freezer. Plumbing for washing machine. Further built-in shelved storage. Double panelled radiator. Laminate flooring. uPVC double glazed window to side with views towards Highweek. Skylight. Inset spotlights. Partly tiled walls. uPVC double glazed bi-folding doors providing access to the rear garden.

First Floor Landing

Hatch to the roof space. Built-in shelved airing cupboard housing tank.

Bedroom 1 – 10'4" x 8'9" (3.15m x 2.67m)

Single panelled radiator. uPVC double glazed window to front. Walk-in shelved wardrobe with electric light. Coving to ceiling.

Bedroom 2 – 10'1" x 7'8" (3.07m x 2.34m)

Single panelled radiator. TV point. uPVC double glazed window overlooking the rear enjoying distant views over towards Highweek.

Bedroom 3 – 7'1" x 5'10" (2.16m x 1.78m)

Single panelled radiator. uPVC double glazed window enjoying similar views to bedroom 2. Coving to ceiling. Spot light points.

Bathroom and WC – 5'9" x 5'1" (1.74m x 1.55m)

Panelled bath with fitted power shower. Pedestal wash-hand basin. Low level WC. Fully tiled walls. Heated towel rail. Obscure uPVC double glazed window.

OUTSIDE

To the front of the property, is an enclosed garden with raised beds consisting of shrubs, plants and bushes. There is also a paved area and a pathway approach.

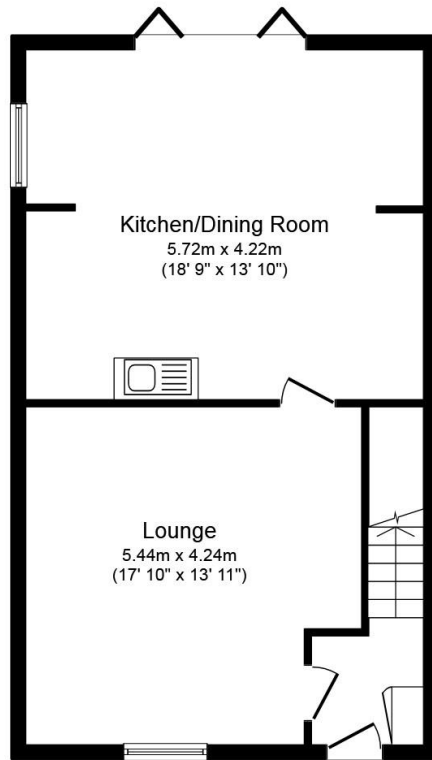
To the rear of the property, there is a patio onto a garden laid to lawn, again, with various bushes and plants. There is also a garden pond and side path providing access back to the front. There is also an outside summerhouse/shed. There is a further store to the side where there is an outside tap and outside lighting. There is also outside power points. In addition, there is a garage in a block nearby.

AGENTS NOTE

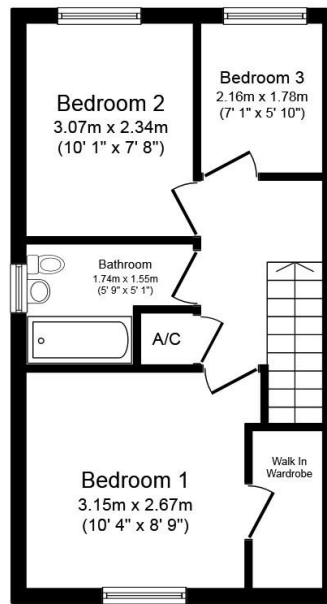
Council Tax Band: B - £1518.46 per annum

EPC Rating 'D'





Ground Floor



First Floor

Total floor area 91.8 sq. m. (988 sq. ft.) approx

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

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3 Bank Street
Newton Abbot
TQ12 2JL

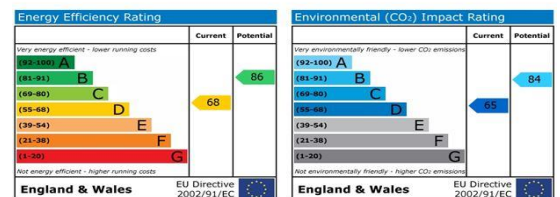
Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

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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 0191 917 9331