



Holbeam Close, Bradley Valley, Newton Abbot, Devon

£175,000 freehold



SAMPLE MILLS & Co.



**Holbeam Close, Bradley Valley,
Newton Abbot, Devon**

£175,000 freehold

A 3 Bedroom Mid Terrace property situated in the Bradley Valley area of Newton Abbot providing easy access to local amenities including shops, doctors, dentists, primary and secondary schools, leisure centre, bus route, main rail line to London Paddington, the A380 and link road to Torbay.

The accommodation is well presented throughout and comprises entrance hallway, lounge, kitchen/diner, conservatory, downstairs cloakroom, 3 bedrooms and quality fitted bathroom suite.

The property benefits from allocated parking space, rear courtyard garden, gas central heating and uPVC double glazing.

Viewing is highly recommended.



Double glazed door with side screen opening through to:

Entrance Hall

Radiator. Staircase rising to first floor. Door through to:

Cloakroom

Low flush WC. Wall mounted wash-hand basin. Partly tiled walls. Extractor fan.

Lounge

Radiator. TV point. Wall mounted electric fire. Double glazed window to the front aspect. Coving to ceiling.

Kitchen/Dining Room

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Electric cooker point with extractor hood above. Recess for fridge freezer. Plumbing for automatic washing machine. Recess for tumble dryer. Plumbing for dishwasher. Partly tiled walls. Spot light points. Double glazed window. Walk-in storage cupboard. Electric light. Laminated flooring. Sliding doors through to:

Summer Room/Games Room

UPVC double glazed. Radiator. Two half double glazed doors providing access to outside.

First Floor Landing

Hatch to roof space. Radiator. Built-in shelved cupboard housing gas combi boiler for instant hot water and central heating system.

Bedroom 1

Radiator. Double glazed window looking over the rear. Coving to ceiling.

Bedroom 2

Radiator. Double glazed window to the front. Built-in wardrobe.

Bedroom 3

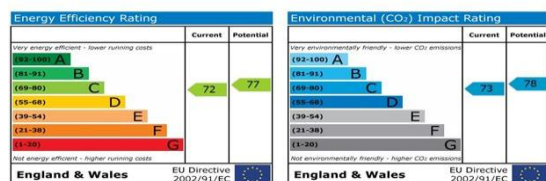
Radiator. Window to front. Built-in wardrobe.

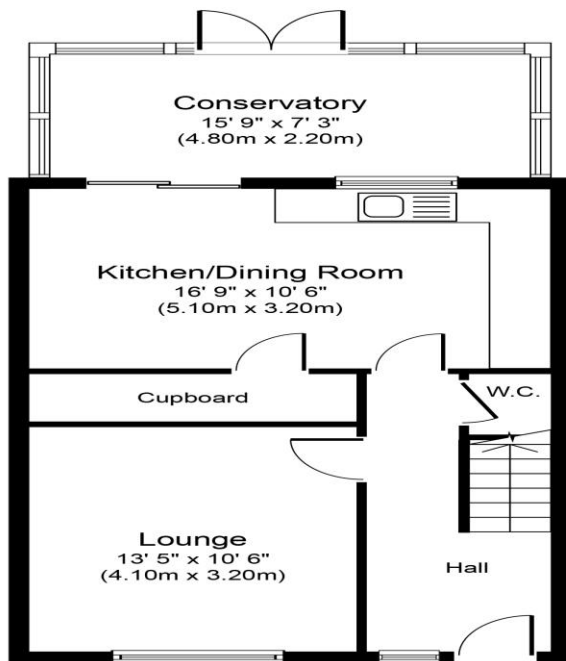
Bathroom & WC

Panelled bath with shower mixer tap attachment. Inset wash-hand basin. Low level WC. Heated towel rail. Fully tiled walls. Obscure double glazed window.

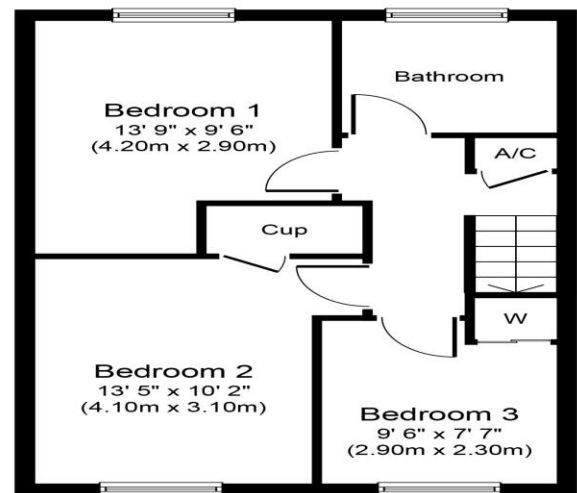
OUTSIDE

To the front of the property there is a garden laid to lawn and a further area which has been laid to patio. To the rear of the property is an enclosed patio where there is a garden shed and a rear gate providing pedestrian access.





Ground Floor
Approximate Floor Area
574 sq. ft.
(53.3 sq. m.)



First Floor
Approximate Floor Area
452 sq. ft.
(42.0 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.
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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.

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