



Shobbrook Hill, Bradley Valley, Newton Abbot, Devon

£195,000 Freehold



SAMPLE MILLS & Co.



**Shobbrook Hill, Bradley Valley,
Newton Abbot, Devon**

£195,000 Freehold

A modern 2 bedroom Terrace property that is sold with NO CHAIN and has been completely renovated to a high specification, and situated in the popular location of Bradley Valley, providing easy access to all local facilities the A38, A380, shops, schools, town centre, whilst also being in easy distance of the main London Paddington rail line station.

The accommodation internally comprises entrance porch, open plan lounge/diner, recently fitted brand new kitchen, 2 bedrooms and bathroom.

The property also benefits from a garage in a block, triple glazed windows, and gas central heating.

Viewing of this property is highly recommended for those seeking a modern property.



uPVC double glazed door to:

Entrance Hallway

Cloak cupboard with shelf. Gas and electric meter box. Coat hooks. Smoke detector. Door through to:

Open Plan Lounge/Diner – 19'1" x 16'8" (5.82m x 5.08m)

uPVC triple glazed window with views over the surrounding area of Highweek over the countryside. Two Radiators. Patio doors onto the rear garden. Under stairs storage area. Door through to:

New Kitchen - 9'1" x 7'1" (2.77m x 2.16m)

Recently refitted brand new Howdens kitchen which incorporates a range of fitted base units with rolled edge worktop surface areas, built-in double oven with 4 ring gas hob, range of wall mounted cupboards, stainless steel canopy with part tiled beveled edge tiles, single stainless steel sink with monobloc tap and drainer, triple glazed uPVC window, wall mounted Ideal Classic combi boiler. Radiator.

Staircase leading to the Landing

Radiator. Access to loft area. Smoke detector.

Main Bedroom - 13'4" x 8'10" (4.06m x 2.69m)

Triple glazed window with excellent views over the surrounding area over Highweek towards the hilltops, countryside and beyond. Radiator. Built-in airing cupboard with slatted shelving and heater. Telephone point.

Bedroom 2 – 10'1" x 9'10" (3.07m x 3.00m)

Double room. uPVC boxed triple glazed window looking over the fields.

Bathroom

Bathroom suite comprising shower cubicle with large overhead fixed shower fitment and additional shower hose attachment, low level WC, wash-hand basin, fixed mirror, shelving, circular light, extractor fan, piano uPVC triple glazed window, chrome ladder radiator.

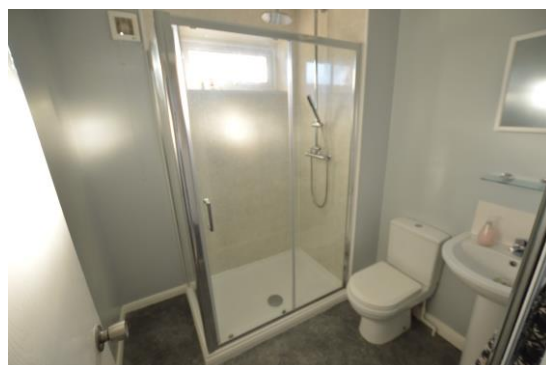
OUTSIDE

To the front, there are railings with steps, and lawned garden, borders and shrubs. Outside light.

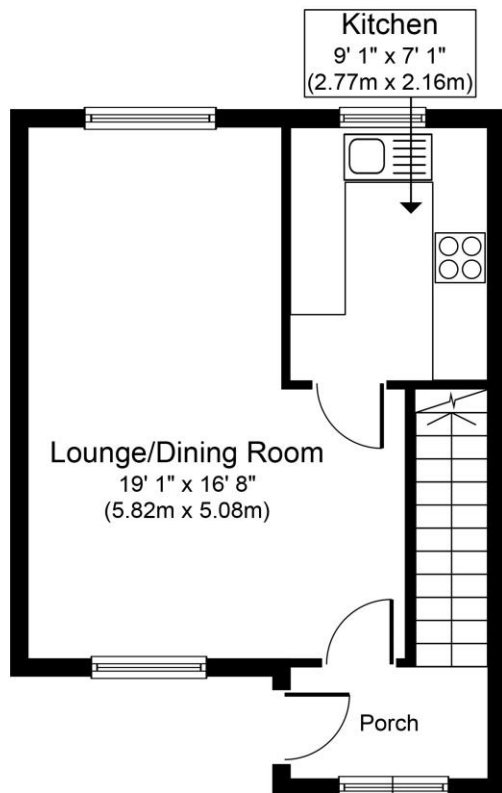
To the rear, the property comprises of courtyard patio garden, easy to maintain with raised borders. Outlook over the fields. Outside tap.

DIRECTIONS

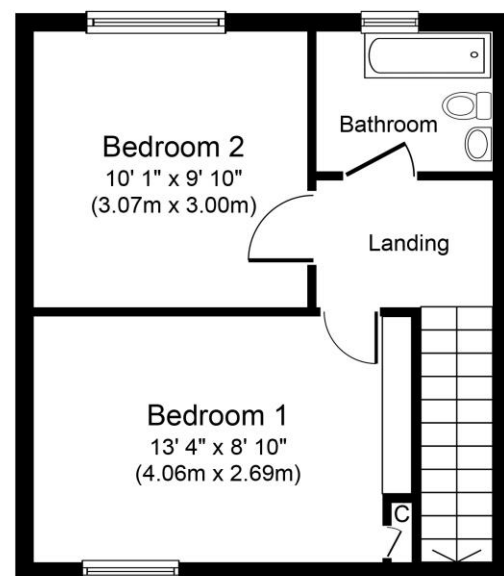
From our Newton Abbot office continue on the Ashburton Road for some distance turning left onto Chercombe Valley Road. Follow this road for some distance round to your left turning right into Shobbrook Hill.



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		90	(92-100) A		91
(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	66		(21-38) F	83	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



Ground Floor
Approximate Floor Area
346 sq. ft.
(32.1 sq. m.)



First Floor
Approximate Floor Area
314 sq. ft.
(29.2 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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Zoopla.co.uk

PrimeLocation.com

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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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