

**SAMPLE
MILLS**



**Emblett Drive
Bradley Barton
Newton Abbot
Devon**

£150,000 OIEO

FREEHOLD





**Emblett Drive, Bradley Barton,
Newton Abbot, Devon**

£150,000 oieo freehold

This Semi Detached Bungalow is situated on the Bradley Barton area of Newton Abbot close to the shops, primary school and bus services into Newton Abbot town centre with its further range of facilities and amenities.

The full accommodation comprises an entrance porch opening through to a lounge, kitchen, conservatory, double bedroom, shower room and WC.

The property also has the benefit of night storage heating, uPVC double glazing and gardens.



uPVC double glazed door opening through to:

Entrance Porch

uPVC double glazed. uPVC double glazed door opening through to:

Entrance Hall

Built-in shelved cupboard housing electric meter. Opening through to:

Lounge - 14'9" x 11'0" (4.50m x 3.35m)

Night storage heater. uPVC double glazed sliding patio doors onto the conservatory. TV point. Telephone point.

Kitchen - 8'2" x 7'2" (2.49m x 2.18m)

Inset 1½ bowl single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in electric hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for fridge/freezer.

Double Bedroom - 11'3" x 8'6" (3.43m x 2.59m)

Built-in wardrobe with bridging units over extending to two walls. Electric wall heater. TV point. uPVC double glazed window overlooking the rear garden.

Shower Room and WC - 8'6" x 6'6" (2.59m x 1.97m)

Shower cubicle with fitted shower. Inset wash-hand basin. Low level WC. Tiled walls. Electric wall heater x 2. Built-in airing cupboard housing tank. Hatch to roof space. Obscure uPVC double glazed window.

OUTSIDE

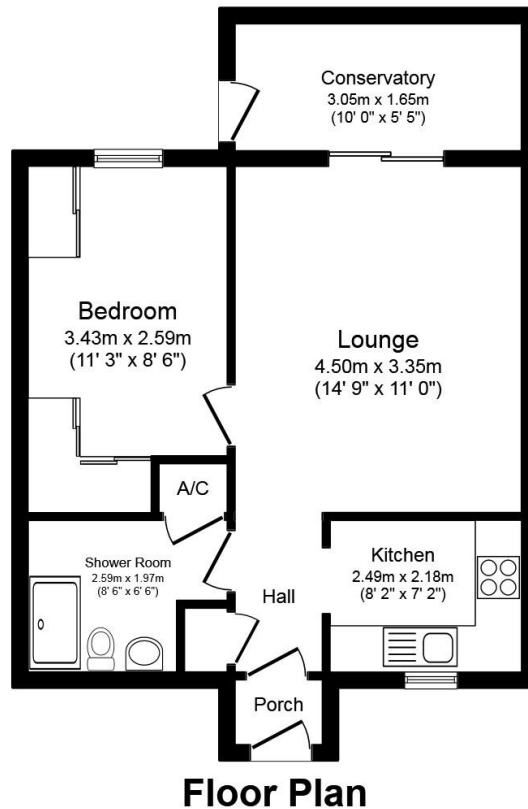
To the front of the property, is a garden predominately laid to gravel with various bushes and shrubs and a pathway approach. There is side path providing access to the rear which has a garden laid to gravel stocked with various bushes and shrubs. There is also a garden shed.

AGENTS NOTE

Council Tax Band: B - £1518.46 per annum

EPC Rating 'E'





Total floor area 50.0 sq. m. (538 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

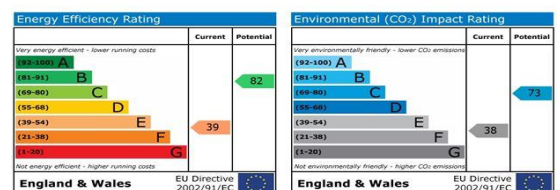
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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