



- End of Terrace House
- Spacious Lounge Dining Room
- Conservatory Overlooking the Garden
- Modern Kitchen
- Three Bedrooms
- Family Bathroom
- Gardens to the Front, Side and Rear
- Allocated Parking for Two Vehicles
- Close to Local Amenities
- No Onward Chain

Our View "A spacious property with no onward chain, ideal for first time buyers or investors"

A delightful three bedroom end of terrace house with gardens and allocated parking, situated in a popular residential cul-de-sac on the edge of Newton Abbot.

A spacious end of terraced house offered for sale chain free. Situated in a quiet cul-de-sac in the popular residential area of Bradley Valley where there is good access to a wide range of amenities.

The accommodation comprises of a lounge dining room, modern kitchen, conservatory, three bedrooms and a family bathroom.

Externally there are lawned gardens to the front and side, a patio garden to the rear and allocated parking for two vehicles. The property also benefits from gas central heating and double glazing throughout.

On approaching the property, a front door takes you into the spacious open plan lounge dining room with a window to the front aspect, a built in cloaks cupboard, stairs rising to the first floor landing, two radiators and French doors leading into the conservatory.

The conservatory provides an additional living space and overlooks the rear garden windows with French doors providing access into the garden.

The modern kitchen has windows to the front and rear aspect and has a good range of grey high gloss wall and base level kitchen units, drawers, work surfaces, with matching up stands, a single drainer sink unit and a free standing oven with gas hob and extractor hood above. There is space and plumbing for several a washing machine and spaces for a tall fridge freezer, a tumble dryer and a small table and chairs.

The first-floor landing has a loft hatch providing access to the roof space, a built in airing cupboard with slatted shelving and doors to:

Bedroom one which is a good size double room with a radiator and windows to the front and rear aspect.

Bedroom two is another double room with a radiator, two windows to the front aspect and a built-in wardrobe with hanging rail and shelving.

Bedroom three is a single room with a radiator and window to the front aspect.

The family bathroom is fully tiled and comprises of a panelled bath with wall mounted shower unit above, fitted shower screen, pedestal wash hand basin and low flush WC. There is an obscure glazed window, extractor fan and a medicine cabinet.

Outside: to the front of the property there is an enclosed garden laid to lawn bordered by mature hedging this leads around to the side where there is a further lawn with a gate providing access to the parking area.

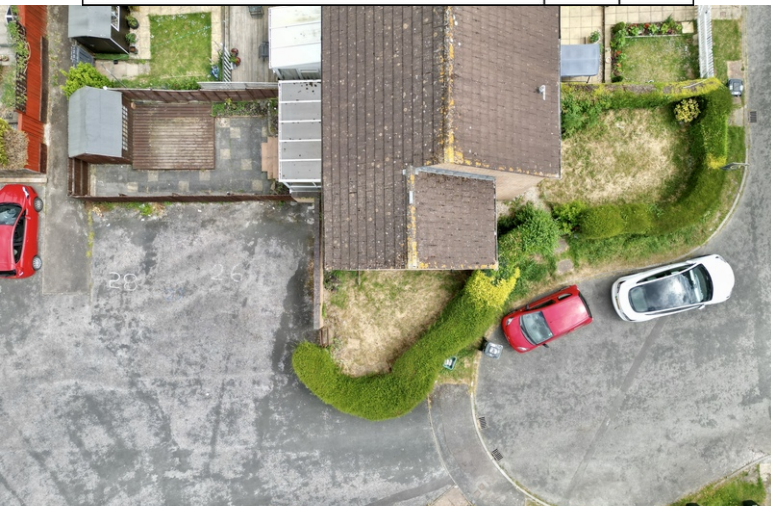
To the rear of the property there is a low maintenance garden laid to paving with a decked terrace ideal for outside dining. There is a timber built garden shed for storage. The garden is fully enclosed by timber fencing with a gate giving access to the side.

Council Tax Band A for the period 01/04/2023 to 31/03/24 financial year is £1,555.63

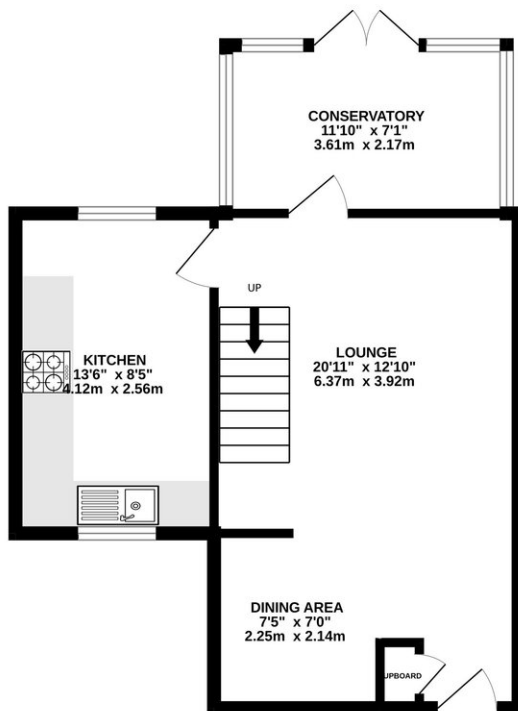


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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25 Mellons Close, Newton Abbot

Ref: WNA-69654613

Tenure: Freehold

01626 364900

£245,000

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