



Our View “Conveniently situated property in a residential area with easy access to the town centre”

A well presented three bedroom end of terrace property with spacious living accommodation, modern fitted kitchen and bathroom, enclosed gardens, garage and off-road parking situated on a cul-de-sac in Bradley Barton, Newton Abbot.

The accommodation comprises the entrance hallway with a storage cupboard housing the utility meters and a door providing access to the spacious living room where you have a double glazed window to the front aspect and stairs rising to the first floor. A door provides access to the kitchen/dining room with a matching range of wall and base level units with roll top work surfaces and a stainless steel mixer tap sink and drainer. Built in appliances include an oven and ceramic hob with an extraction hood and light above and there is space for a fridge freezer, washing machine and dishwasher. There is wood effect style laminate flooring, a double glaze window and door to the rear and a cupboard housing the combination boiler.

,From the living room stairs rise to the first floor landing where you have a double glazed window to the side and access to three bedrooms, two doubles and a single, all of which have double

glazed windows to either the front or rear, with the master bedroom featuring space for incorporated wardrobes. Dividing the bedrooms is a modern fitted bathroom with a suite comprising a low level flush WC, pedestal wash hand basin and panelled bath and there are part tiled walls, tiled flooring and a heated towel rail. From the landing area you have a useful storage cupboard and a hatch providing access to the loft space.

Externally to the rear of the property you have an enclosed and private garden with an area laid to artificial grass providing an ideal space for outside dining and entertaining. Steps rise to a further level area bordered by an attractive assortment of flowerbeds and shrubs and there is gated access at the side. Behind the property you have a garage with a metal up all over door and storage in the roof space with an off-road parking space in front. On road parking is also available to the property.

Burnley Road is situated in Bradley Valley, a popular residential area on the edge of Newton Abbot, which has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the

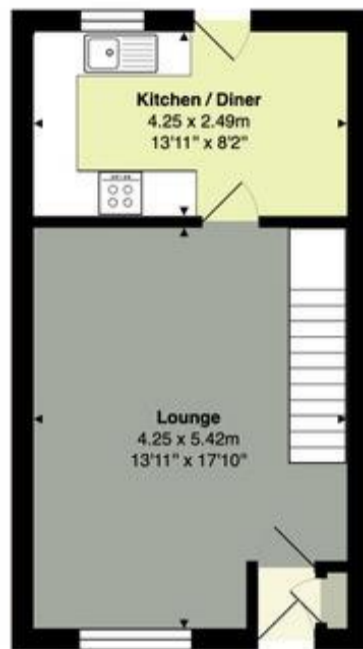
London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

- Entrance hallway
- Spacious lounge
- Kitchen/dining room
- Three bedrooms
- Family bathroom
- Enclosed and private rear garden
- Garage
- Off road parking space
- Popular residential location on the edge of Newton Abbot

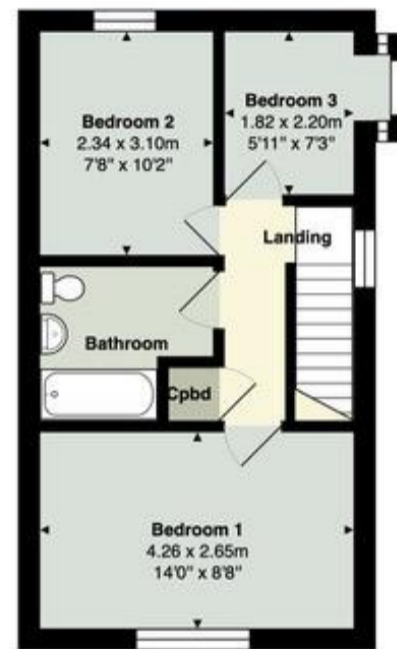




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		90
B	(81-91)		
C	(69-80)	73	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor
Approx Area: 34.3 m² ... 369 ft²



First Floor
Approx Area: 34.7 m² ... 374 ft²

