



## Bradley Barton, Newton Abbot

3x  1x 

ENERGY RATING  
D66

- Video Walk-through Available
- Detached Family Home
- 3 Bedrooms
- Lounge & Conservatory
- Garage & Driveway
- Kitchen/Diner & Utility/Laundry Room
- Front & Rear Gardens
- Cul-de-sac Position
- Popular Bradley Vale Location
- Ideal Family Home

**Guide Price:**  
**£335,000**  
FREEHOLD

# 4 Manor View, Newton Abbot, TQ12 1YY



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 4 Manor View, Newton Abbot, TQ12 1YY

Around 35 years old and in the same ownership since new, this modern detached house sits close to the end of a small cul-de-sac within the highly sought-after Bradley Vale area of Newton Abbot.

With a privately enclosed garden at the rear, the property has a detached garage and driveway approach to the side of the house providing excellent parking.

The home is conveniently located around  $\frac{3}{4}$  mile walk from the clock tower in the vibrant town centre with its excellent range of shops, bars, cafés, businesses and restaurants with the local leisure centre and both primary and secondary schools also within easy reach.

### The Accommodation:

Stepping inside, the interior is immaculate and stylishly laid out on a part split level basis. At entry level is a hallway with deep understairs storage cupboard off, a useful cloakroom with WC and basin and the kitchen / diner with a U shape of cabinets and a separate plumbed laundry room with door to outside off. From the entry level a half staircase leads up to a landing, off which is the living room with gas fire, which has a patio door opening into a conservatory which currently provides a dining room area and has doors to the rear garden.

On the next level, again accessed by a half staircase, is the principal bedroom with feature window enjoying an open aspect to the front, and the bathroom, and on the top level and overlooking the rear are two further bedrooms.

### Outside:

Open plan front garden mainly laid to lawn. Privately enclosed rear garden with paved areas deck shed and inset planting.

### Parking:

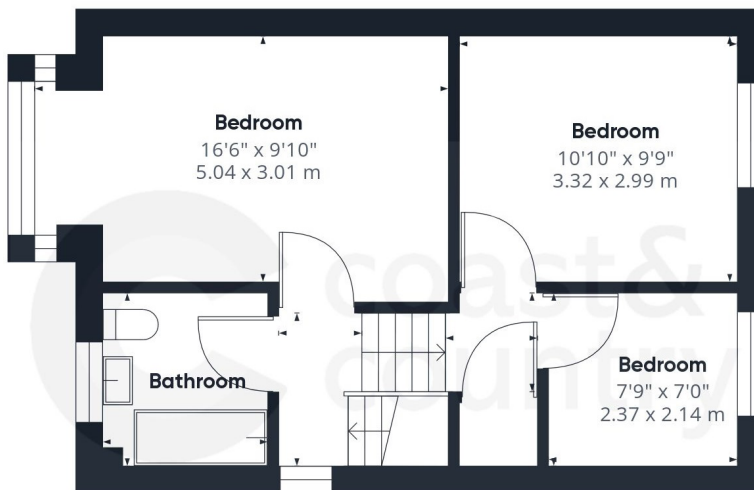
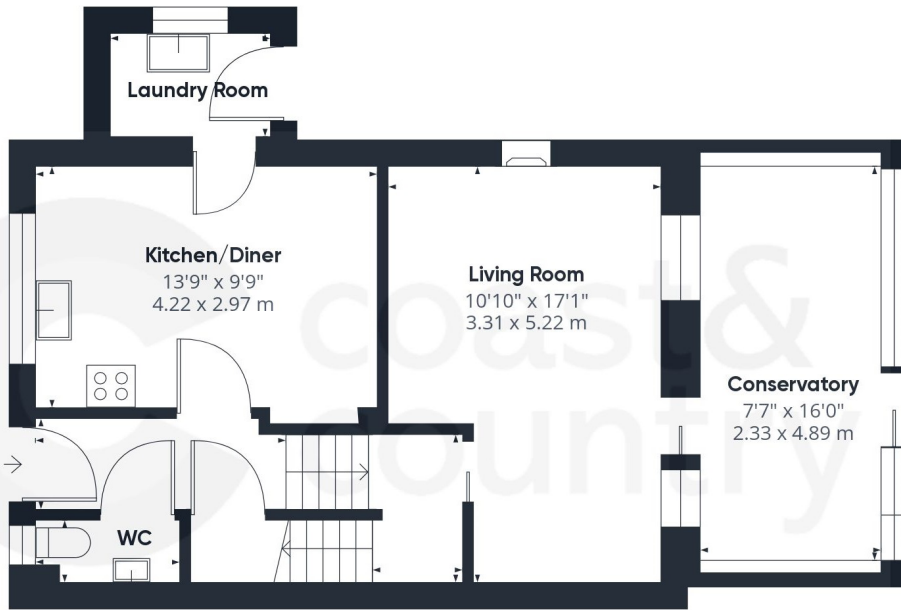
Detached garage and driveway approach.

### Directions:

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead Academy on the right. Take the third turning on the left into Barton Drive. Follow the road around to the left and then continue to the end of the road. At the fork at the end of the road bear right into Manor View.



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### Approximate total area

990.06 ft<sup>2</sup>

91.98 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.