



Newton Abbot

3x  1x 

ENERGY
RATING
D68

- Video Walk-through Available
- Well-Presented Semi-Detached House
- 3 Bedrooms
- Lounge & Conservatory
- Modern Kitchen & Family Bathroom
- Cul-de-sac Position
- Convenient for Schools
- Low Maintenance Front & Rear Gardens
- Garage in a Block Nearby
- Ideal Family Home or Buy to Let

Guide Price:
£260,000
FREEHOLD

39 Spring Close, Newton Abbot, TQ12 1YH



1000s of homes sold in Teignbridge

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

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A smart modern semi-detached house situated in the sought-after Bradley Valley area of Newton Abbot. With both the enclosed front and rear gardens designed with ease of maintenance in mind being mainly laid to artificial grass the property benefits from having a single garage located in a nearby block providing parking.

Bradley valley is located on the Highweek side of town and offers convenient access to both primary and secondary schools, and a local shop, with a timetabled bus route nearby providing access to the town centre around a miles' drive and slightly less on foot. For the commuter, the A38 Devon Expressway is around 3 miles drive.

The Accommodation:

The accommodation is well presented and includes a good-sized living room off the entrance hall, a show-stopping high-gloss kitchen with quartz solid surface counter tops, off which is a double-glazed conservatory extension with doors to the garden and currently providing a dining area.

On the first floor are 3 bedrooms and a fully tiled bathroom with modern white suite.

Outside:

Enclosed gardens to both the front and rear mainly laid to artificial grass with a gated side pathway.

Parking:

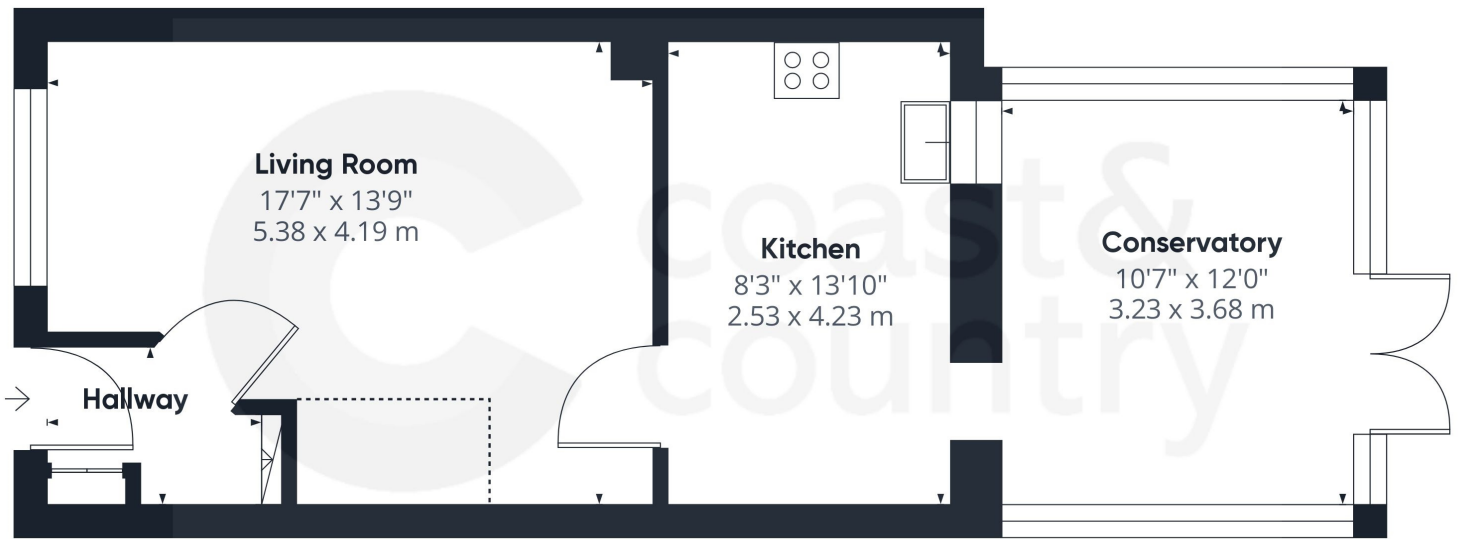
Garage located in a nearby block.

Directions:

From Newton Abbot take the A383 Ashburton Road, passing Coombeshead School on the right hand side. Take the third turning on the left into Barton Drive. Turn immediately right into Chercombe Valley Road. Take the fifth turning on the right into Spring Close.



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Ground Floor



Floor 1

Approximate total area

830.65 ft²
77.17 m²

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 B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 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 ± 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.