



## Bradley Barton, Newton Abbot

- Virtual Tour/Online Viewings Available
- Mid-Terraced Bungalow
- 2 Double Bedrooms
- Paved Front & Rear Gardens
- Kitchen & Shower Room
- Cul-de-sac Location
- Garage in a Block
- No Onward Chain - Probate Granted

Asking Price:

**£205,000**

Freehold

EPC RATING: D58

# 4 Higher French Park, Newton Abbot, TQ12 1PQ

Bungalows in Bradley Barton at an affordable price are few and far between. The location is considered both sought-after and convenient, with relatively wide, roads and pavements and more on street parking, this area feels like it offers more space than some newly constructed developments. Built in the 1980s, this property is brick faced under a tile roof so is easily maintainable. Like many homes of a similar age, the balanced accommodation is of a relatively good size. It is both double glazed and gas centrally heated and has been well maintained by the current owners. There is however the opportunity to restyle the property in a more contemporary fashion, if this is your preference.

You could move straight into this property which is offered for sale with no upward chain, potentially making your purchase very straight forward. The agent's opinion is that this property offers good value and that it will appeal to a wide spectrum of purchasers; from first time buyers to the retired. It would also make a great buy to let; bungalows often seem to command a premium on the rental market due to their rarity. Sole agents Coast and Country highly recommend a viewing.

Higher French Park is a small cul-de-sac within Bradley Barton which is a sought after and established residential area of Newton Abbot and is convenient for a park, local convenience shop and primary and secondary schools. Newton Abbot town centre is approximately half a mile away with a wide range of shopping, business and leisure facilities in addition to a mainline railway station. For the commuter the property is approximately three miles from the A38 Devon Expressway to Plymouth or Exeter.

### Accommodation:

An obscure double glazed entrance door leads to an entrance porch and hallway with two cupboards one of which is an airing cupboard. The lounge has an outlook to the front and tiled fireplace with inset gas fire. The kitchen is fitted with a range of wall and base units, with rolled edge work surfaces, tiled splashbacks and inset sink unit and spaces for appliances, double glazed window to rear and multi glazed stable door to the rear porch with door to the rear garden. There are also two double bedrooms and a shower room/WC.

### Gardens:

Outside to the front there are steps to the front door and paved terraces with shrub borders. The rear garden is also laid to paved patios for ease of maintenance with under bungalow store and gate to rear.

### Parking:

There is a garage in a nearby block.

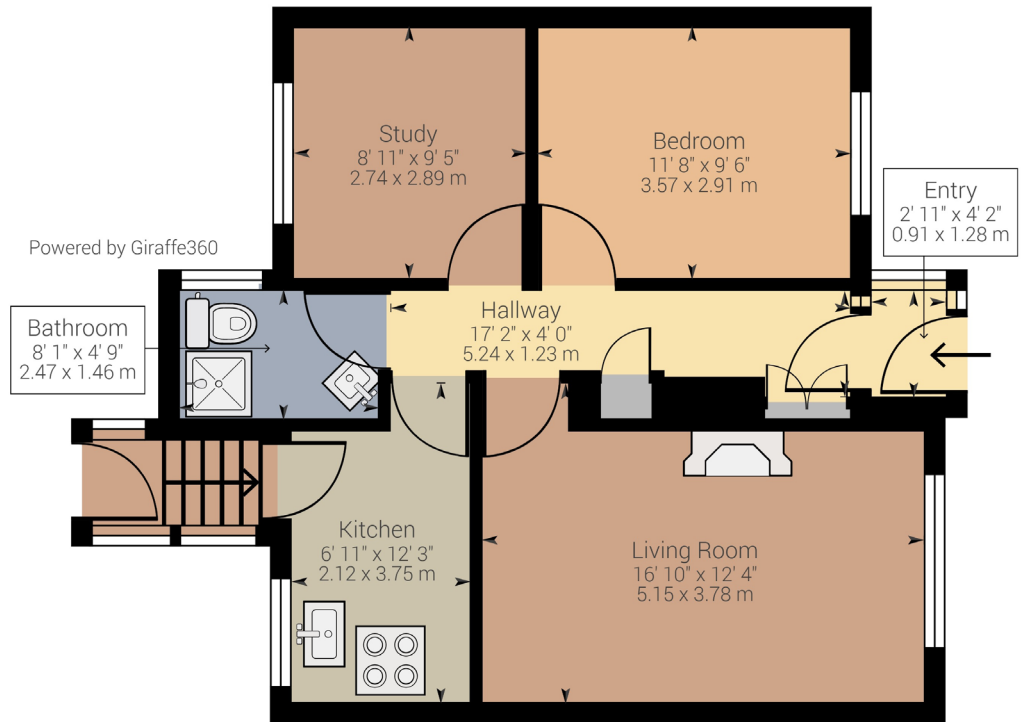
### Agents Notes

Council Tax Band: Currently Band B

### Directions:

From Newton Abbot take the A383 Ashburton Road. Take the third left into Barton Drive. Take the second left into Higher French Park.

### Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 607.37 ft<sup>2</sup> / 56.43 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 purpose only and should be used as such by any prospective tenant or purchaser.

### Energy Performance Certificate

Full report available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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