



Bradley Barton, Newton Abbot

- Video Walk-through Available
- Versatile Detached Bungalow
- 3 Bedrooms
- Lounge/Diner
- Fitted Kitchen & Modern Shower Room
- Low Maintenance Rear Garden
- Garage & Off Road Parking
- Cul-de-sac Location

Guide Price:
£350,000
 Freehold
 EPC: D58

10 Hunterswell Road, Newton Abbot, TQ12 1SF - Draft

This well-presented three-bedroom detached bungalow is situated on a level plot at the end of a quiet cul-de-sac in a highly regarded area of Newton Abbot. Recently modernised to a high standard, the home offers full double glazing, gas central heating from a modern Combi boiler, a recently fitted shower room, fresh carpets throughout and has been recently redecorated. Further to this, the property also has off road parking for at least three vehicles and an attached garage with recently fitted electrical points and a manual rolling door.

The Accommodation

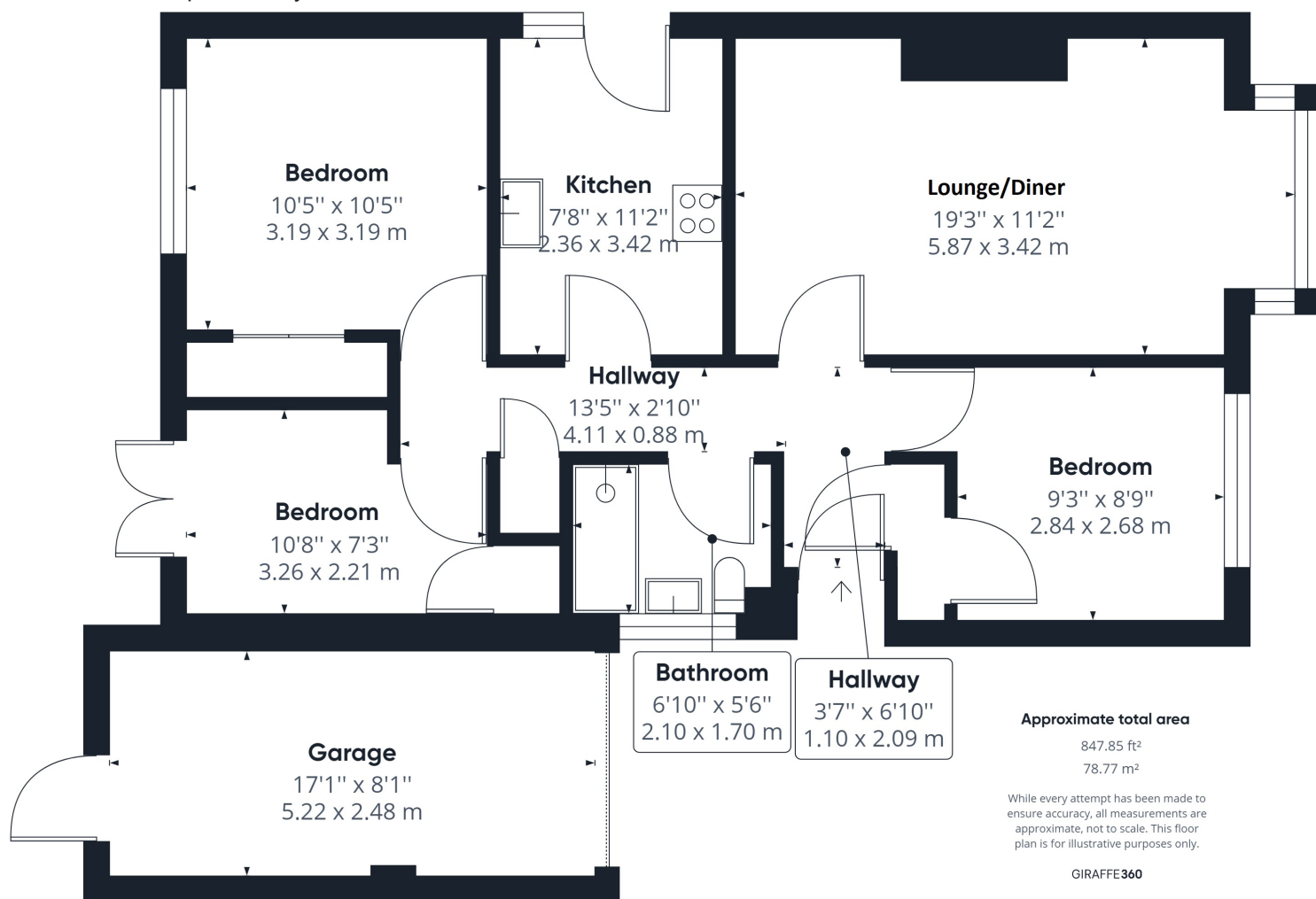
Entering through the front door which is situated at the side of the property, is the central hallway which provides access to all rooms throughout the bungalow. First is the second bedroom which is a good-sized double bedroom with a built-in wardrobe and views towards the front garden. Next to this bedroom is the lounge/diner; a very good-sized room with a squared bay window at the front providing much natural light. Behind is the kitchen which is a galley kitchen with ample worktop space, storage and space for an electric cooker/hob, space for a fridge/freezer and a stainless-steel sink included. Opposite the kitchen is the recently-fitted shower room, which has a recently fitted walk-in shower, WC & basin. To the back of the bungalow is the third bedroom which is a single with French doors fitted to provide access to the rear garden and its own in-built cupboard, and the main bedroom which is an excellent size and has its own built-in wardrobe and large window overlooking the rear garden.

Garden & Parking

To the front, the property has parking by way of a tarmac drive and level patio for three vehicles bordered by either mature shrubs or fences. There is gated side access to the rear garden, which is mostly level from the back of the bungalow and is laid to patio. There is a separate rear entrance to the garage from the garden. At the end of the patio there is a small fence leading to a downward slope which has been terraced using wooden sleepers and gravelled with wooden steps to the side. Any keen gardener could now use this space either as a secluded separate flower bed or veg plot. In the garden there is also a recently installed shed, perfect for garden equipment or additional storage.

FLOOR PLANS

For Illustrative Purposes Only



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





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A383 Ashburton Road. Take the third left into Barton Drive. Follow the road around to the left and take the fourth right into Hunterswell Road.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		