



## Bradley Valley, Newton Abbot

- Virtual Tour/Online Viewings Available
- Detached Family Home
- 3 Bedrooms
- Good Sized Lounge
- Modern Fitted Kitchen & Shower Room
- Lovely Enclosed Rear Garden
- Off Road Parking
- No Upward Chain

Guide Price:

**£315,000**

Freehold

EPC: D61



# 7 Lea Vale Road, Newton Abbot, TQ12 1SG - Draft

A lovely modern detached house offering smartly-presented accommodation situated in a small cul-de-sac within the Bradley Valley area of Newton Abbot. Offered for sale with no upward chain, the property has a smart, double-width brick pavia driveway providing parking at the front, whilst to the rear is a lovely level garden which is privately enclosed with timber sun deck and lawn beyond. The original attached garage now provides excellent storage with part of it having been incorporated within the ground floor accommodation to provide a useful separate WC.

Lea Vale Road is conveniently located for the town centre on foot via a pathway and Bradley Lane with ASDA approximately 500m away. Bradley Valley is convenient for primary and secondary schools and local parks. For the commuter the A38 Devon Expressway to the port city of Plymouth and the cathedral city of Exeter is approximately 3 miles away.

## The Accommodation

The accommodation is offered in good decorative order with modern fittings. An entrance hallway with stairs to the first floor provides access to a smart modern kitchen overlooking the front. At the rear is a well-proportioned living room with plenty of natural light provided through 2 windows and a part-glazed door which opens to a lean-to style double glazed conservatory with access to the garage, rear garden and the separate WC with basin.

On the first floor, the traditional layout includes a landing with airing cupboard off and doors to 3 bedrooms; the master with an excellent range of wardrobes and a fitted shower room with large shower cabinet, WC, basin and coordinating tiling.

## Outside

Lovely enclosed garden to the rear offering an excellent level of privacy and seclusion with timber sun deck and level lawn beyond.

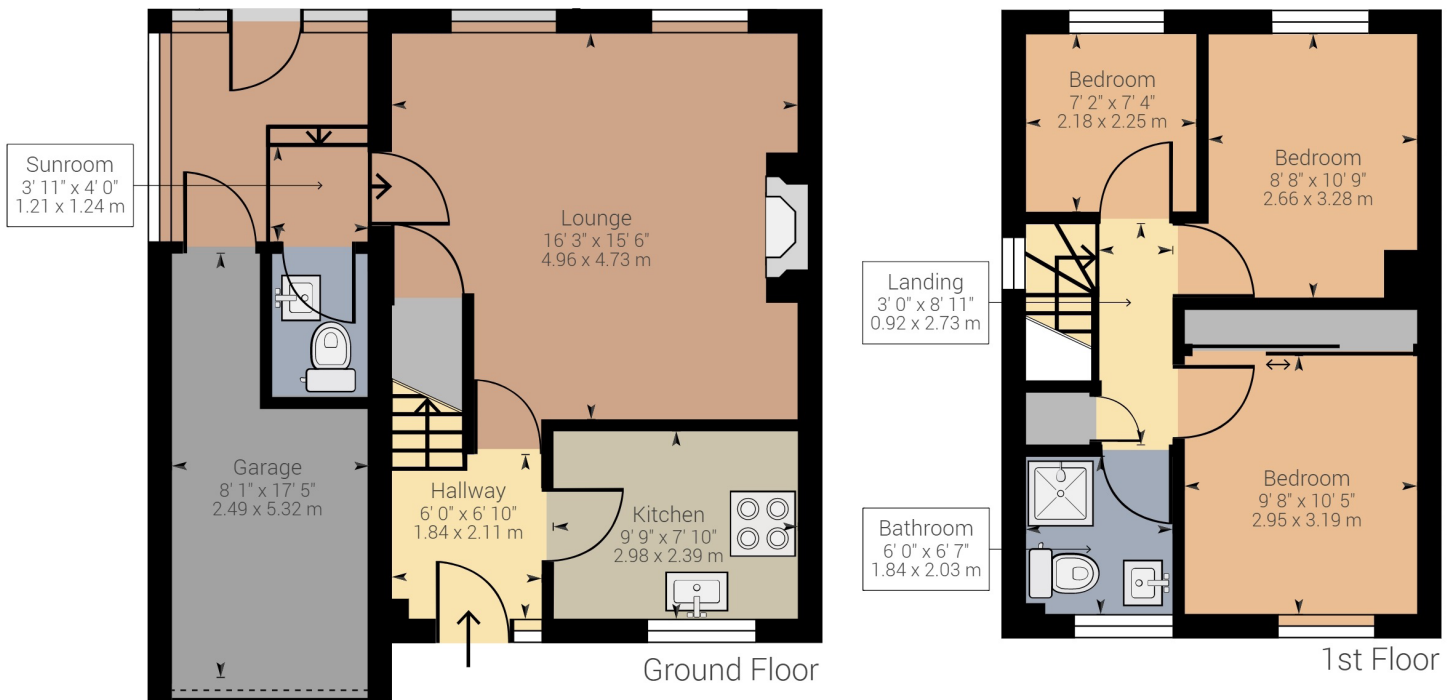
## Parking

Brick pavia driveway to front.

## FLOOR PLANS

For Illustrative Purposes Only

Powered by Giraffe360



Approximate net internal area: 805.77 ft<sup>2</sup> (1133.44 ft<sup>2</sup>) / 74.86 m<sup>2</sup> (105.30 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.

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 C

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

### Directions

From Newton Abbot take the A383 Ashburton Road, past Coombeshead School on the right. Take the third left into Barton Drive. Take the fourth right into Hunterswell Road and first right into Lea Vale Road.

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		