

Bradley Valley, Newton Abbot

- Virtual Tour/Online Viewings Available
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing
- Living Room & Fitted Kitchen
- Corner Plot Gardens & Allocated Parking
- Potential to Extend (stp)
- No Upward Chain

Guide Price:

£200,000

Freehold

EPC RATING: C70

5 Chercombe Close, Newton Abbot, TQ12 1YG - Draft

A semi-detached bungalow, thought to be around 40 years old, occupying a tucked away position on the popular Bradley Valley development. Approached over a short, level pathway off Chercombe Close, the property stands on a plot with enclosed gardens to the side and rear, the latter enjoying a good level of privacy and seclusion. The side garden may offer potential to extend the bungalow but, as the agents, we have not made enquiries in this regard and this would be subject to obtaining all necessary consents and approvals. Parking is provided by way of allocated parking.

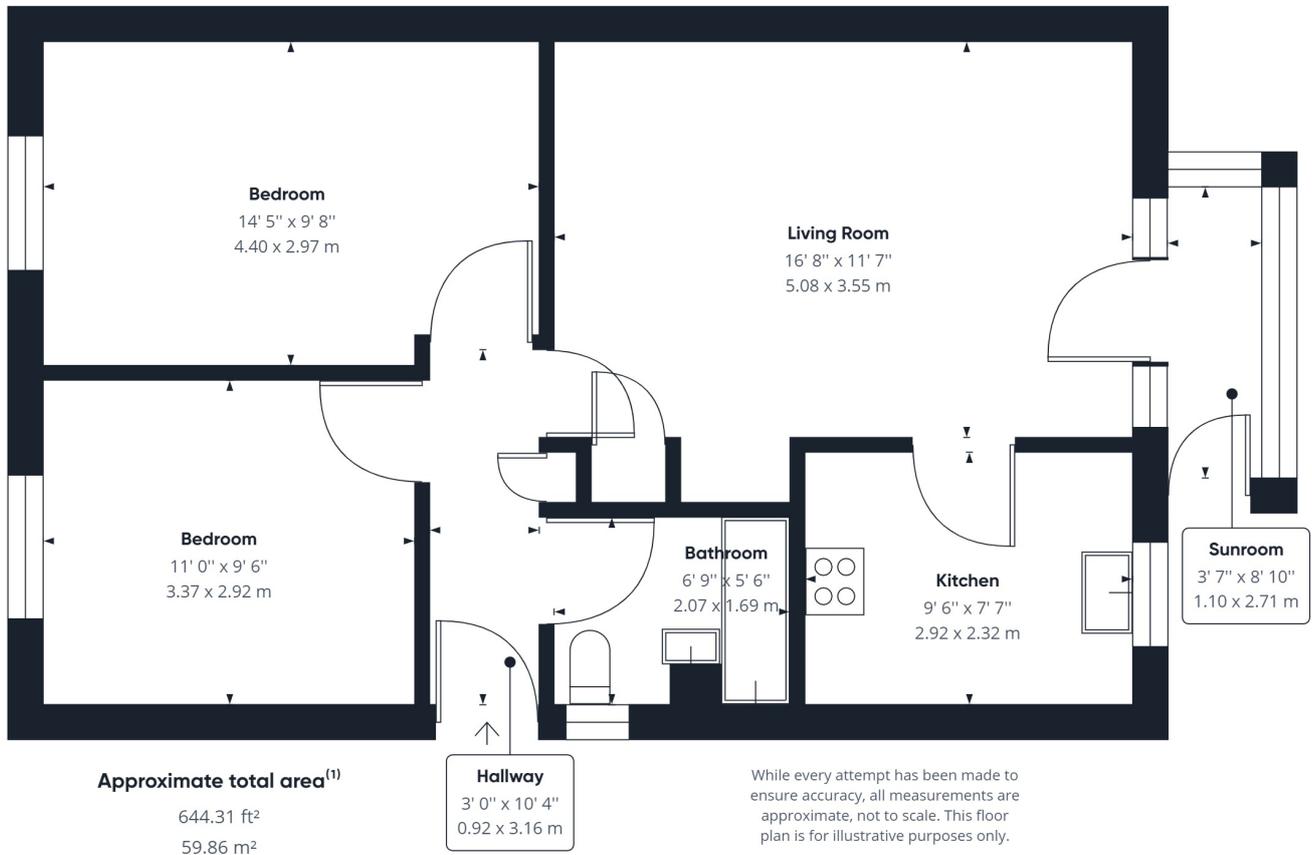
Bradley Valley is located on the Highweek side of Newton Abbot and offers a local shop and timetabled bus service. The town centre with extensive array of amenities is less than a mile away.

Accommodation: Clearly well-loved over the years, the accommodation does now offer potential for a degree of updating and refurbishment. There is an entrance hallway with recessed broom cupboard and a living room with small conservatory off leading to the rear garden. A fitted kitchen with a U shape of units overlooking the rear. At the front are 2 double bedrooms and a bathroom/WC with original coloured suite.

Gardens: Gardens on one side and to the rear. The rear garden is fully enclosed and presented on 2 levels and mainly laid to gravel beds. The side garden is partially enclosed by natural boundaries being mainly laid to lawn and mature inset planting.

Agents Notes: Council Tax: Currently Band B

Floor Plans - For Illustrative Purposes Only



GIRAFFE360

Directions

From Newton Abbot take the A383 Ashburton Road. Turn left into Barton Drive. Take the first right into Chercombe Valley Road then the second left into Chercombe Close. Head towards the end of the cul-de-sac and turn left. There is a footpath leading to the property.

Energy Performance Certificate

Full report available on request

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 70 C | |
| 55-68 | 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 \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.