



Newton Abbot

- Virtual Tour Available
- No Upward Chain
- Smartly-Presented Terrace
- 2 Double Bedrooms
- Light and Airy Lounge
- Modern Kitchen & Shower Room
- Tiered Rear Garden
- Ideal First Home


 ENERGY
RATING
TBC

**Guide Price:
£185,000**
FREEHOLD

18 Bradley Lane, Newton Abbot, TQ12 1LZ - Draft

This delightful two-bedroom mid-terrace Victorian cottage, located on Bradley Lane, offers the perfect blend of charm and convenience. Just a short walk from Newton Abbot town centre, it boasts a lounge and modern kitchen, two bedrooms and shower room and benefits from gas central heating, uPVC double glazing and a generously-sized rear garden, making it an ideal choice for first-time buyers, those looking to downsize, or investors seeking a property with great potential.

The property is conveniently situated in a level and fairly central location within the popular market town of Newton Abbot, which offers an extensive range of shopping and leisure facilities. Newton Abbot has a mainline railway station and there is good access to Exeter and Torquay via the A380. The coastal resort of Teignmouth and Dartmoor National Park are within a 20-minute drive.

Accommodation:

A UPVC part obscure leaded double glazed entrance door leads to the lounge with window to front and laminate flooring. A multi-obscure glazed door leads to the kitchen which is fitted with a modern range of wall and base units with work surfaces and tiled splashback, inset single drainer sink unit, built-in oven and hob with space for fridge freezer, window to rear, stairs to first floor with storage area under housing washing machine and tumble dryer. From the kitchen is a rear porch with door to outside and further door to the shower room with shower cubicle, low-level WC, pedestal wash basin, tiled walls, heated towel rail and obscure-glazed window.

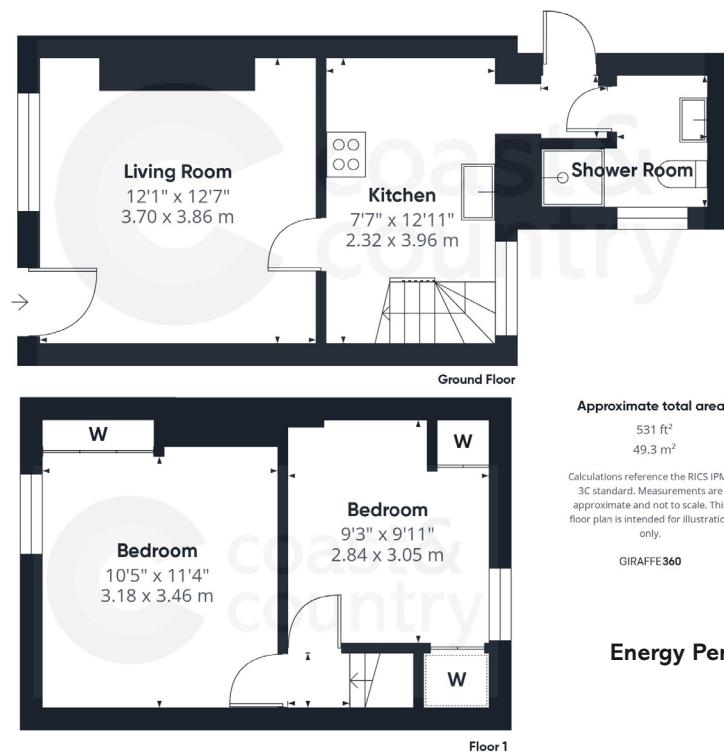
Upstairs on the first floor the landing has access to the loft. Bedroom one has a window to front and built-in wardrobes and bedroom two has a window to rear with airing cupboard and further cupboard.

Outside:

Outside the rear courtyard gives access to steps leading to a timber decked patio and sloping lawn.

Directions:

From the Penn Inn roundabout follow signs for the A381 Totnes Road. After you have passed the police station on the left hand side head into the right hand lane for A381 Bovey Tracey. Turn right at the traffic lights and then take the first left into Bradley Lane. The property can be found down the road on the right hand side.



Energy Performance Certificate:

Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

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

There exists a residents' right of way along the rear of the properties on Bradley Lane as is common in terraces of this ilk for access for wheelie bins etc.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is not 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 of pocket 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.

The EPC for this property has been ordered and will be added to the details as soon as it is available.