



## Bradley Valley, Newton Abbot

2x  1x 

ENERGY RATING  
C69

- Video Walk-through Available
- Mid-Terraced House
- In Need Of Refurbishment
- 2 Double Bedrooms
- Open Plan Living Space
- Fitted Kitchen & Family Bathroom
- No Onward Chain
- Rear Garden With Patio & Lawn
- Single Garage In Nearby Block
- Popular Residential Location

OIEO:  
**£175,000**  
FREEHOLD

# 8 Moorsend, Bradley Valley, Newton Abbot, TQ12 1YA



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A modern middle terraced house with attractive face brick elevations situated within the popular Bradley Valley area of Newton Abbot. Although benefiting from a gas central heating system and replacement double glazed windows the house would now further benefit from a degree of refurbishment allowing buyers the opportunity to finish their new home to their own tastes and this is reflected in the competitive guide price.

Bradley Valley is situated on the sought-after Highweek side of town. The development has a primary school and local shop. A nearby timetabled bus route provides access into the well served and vibrant town centre which is an approximate 1.3 mile walk from the house to the clock tower in the centre of town. For the commuter access to the A38 South Devon Highway is approximately 3.5 miles away and the A380 link road approximately 2.3 miles away.

### **The Accommodation:**

Stepping inside the property is light and airy with good sized rooms compared to many other similar properties. An enclosed porch has an inner door opening into the main living room. This has plenty of space for both sitting and dining furniture and is double aspect with a window to the front and patio door to the rear garden. The fitted kitchen is partly open plan to the living room and overlooks the rear. On the first floor are 2 double bedrooms, the principal having fitted wardrobes along one wall and completing the picture is a bathroom with white suite.

### **Parking:**

A single garage in a nearby block provides the parking.

### **Gardens:**

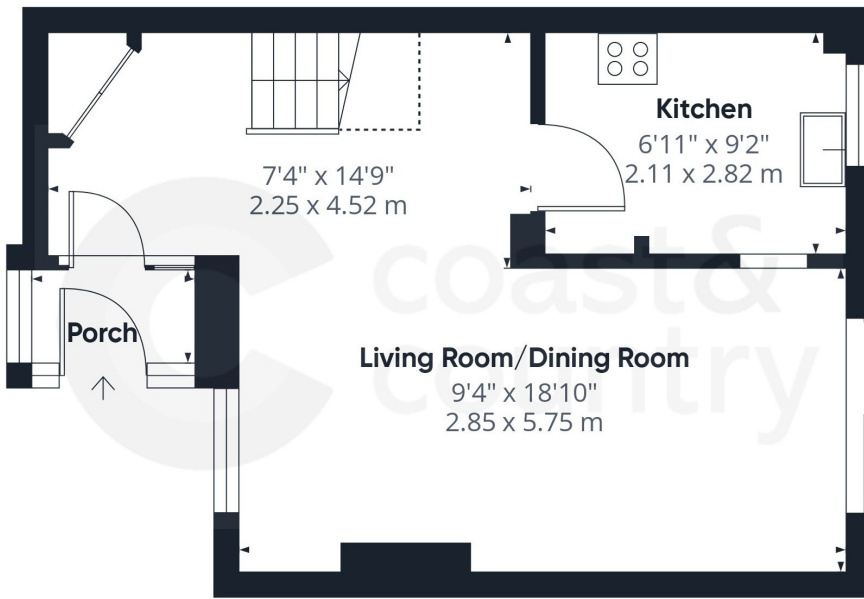
The property has a privately enclosed rear garden with lawn and patio.

### **Directions:**

From the town centre take the A383 Ashburton Road. Just before Mile End Road on the right turn left into Chrercombe Valley Road and first left again into Moorsend. The property is off to the left along the pedestrian pathway.



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Ground Floor

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Approximate total area<sup>(1)</sup>**

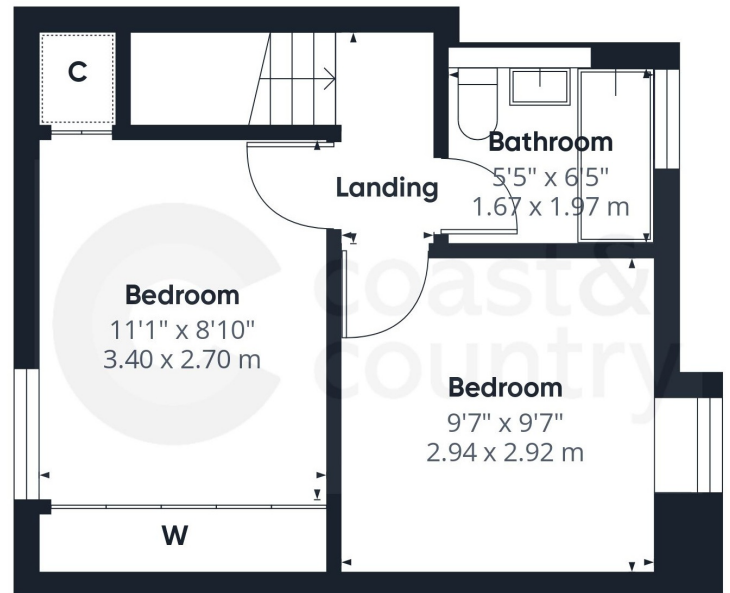
634 ft<sup>2</sup>  
59 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m



Floor 1

**Agents Notes:**

Council Tax: Currently Band B

Tenure: Freehold

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

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 ± 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.