



Bradley Valley, Newton Abbot

2x  1x 

ENERGY
RATING
C70

- Video Walk-through Available
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner
- Modern Kitchen & Shower Room
- Generous Gardens to Three Sides
- 2 Allocated Parking Spaces
- Popular Bradley Valley Location
- Cul-de-sac Position
- No Upward Chain

Guide Price:
£235,000
FREEHOLD

5 Chercombe Close, Newton Abbot, TQ12 1YG



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A spacious and modernised semi-detached bungalow situated in a quiet and tucked away location within the popular Bradley Valley development. The well-presented accommodation boasts two double bedrooms, lounge/diner and a modern fitted kitchen and shower room. Gas central heating and double glazing are installed and outside the bungalow benefits from an attractive and generous sized garden with scope to extend (subject to planning permission) along with two allocated parking spaces. Internal viewings are recommended to appreciate the spacious accommodation and generous gardens this lovely bungalow offers.

Chercombe Close is a popular cul-de-sac in a sought-after residential situation on the outskirts of Newton Abbot. There are excellent facilities within a short walk of the property including Bradley Barton Primary school, secondary schools, and several convenience stores. Well located footpaths mean Newton Abbot town centre is accessible on foot.

The Accommodation:

A hardwood effect part double glazed stable door leads to the entrance hallway with storage cupboard, access to loft and door to the lounge/dining room which has a storage cupboard and windows and door leading to the rear porch which has windows and door to the garden. Off the lounge, the kitchen has been refitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, integrated appliances including oven, hob, microwave, fridge/freezer and dishwasher, window to rear. Bedrooms one and two both have windows to front and the shower room has been refitted with a modern suite comprising shower cubicle, low-level WC with concealed cistern and vanity unit with circular wash basin.

Gardens & Parking:

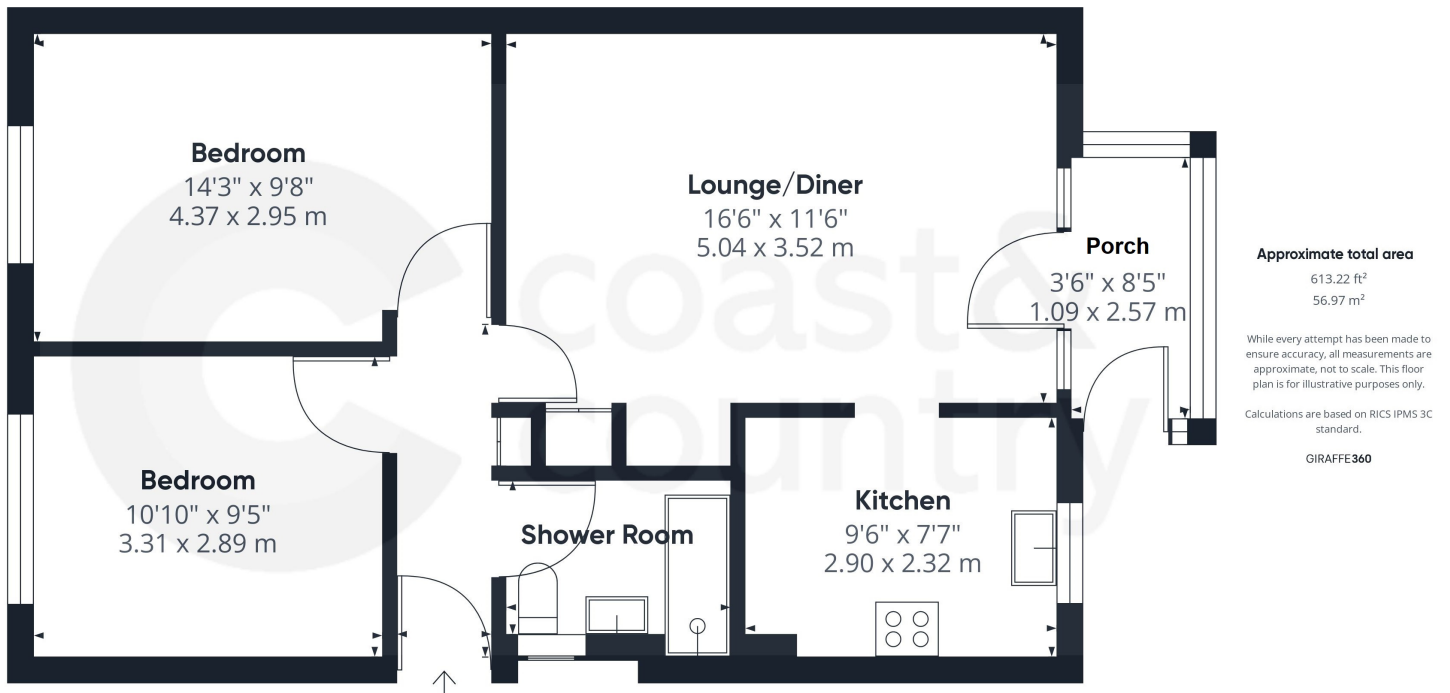
Outside a gate and path lead to the gardens which are to three sides of the bungalow. To the front there is a lawned area and the side which is of a generous size is predominantly laid to lawn with a selection of shrubs, flowers and trees including passion fruit. To the rear there is a gravelled area with raised beds, two timber sheds and gate to rear service path leading to an allocated parking space. There is an additional parking space accessed at the front.

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.



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Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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.