

**SAMPLE
MILLS**



**Emblett Drive
Bradley Barton
Newton Abbot
Devon**

£205,000
FREEHOLD





**Emblett Drive, Bradley Barton,
Newton Abbot, Devon**

£205,000 freehold

This one-bedroom Semi Detached Bungalow is situated in the popular area of Bradley Barton, close to schools, shops and bus services into the market town of Newton Abbot with its further range of facilities and amenities including shops, cinema, library, doctors, dentists, leisure centre, gyms, pubs and restaurants, the main rail line to London Paddington and gaining easy access to Torbay, Exeter and Plymouth.

The full accommodation comprises an entrance porch opening through to the hallway, lounge, improved kitchen with built-in Induction hob and electric oven, conservatory, double bedroom and shower room.

The property also has the benefit of night storage heating, uPVC double glazing, easy to maintain gardens front and rear with summerhouse, plus designated parking for one car.



uPVC double glazed door opening through to:

Entrance Porch

uPVC part double glazed door opening through to:

Entrance Hall

Built-in shelved cupboard housing electric meter. Opening through to:

Lounge - 4.50m x 3.35m (14'9" x 11'0")

Night storage heater. TV point. Coving to textured ceiling. uPVC double glazed sliding patio doors through to:

Conservatory - 3.05m x 1.65m (10'0" x 5'5")

uPVC double glazed. Tiled floor. Electric wall heater. uPVC double glazed door to the rear garden.

Kitchen - 2.49m x 2.18m (8'2" x 7'2")

Improved kitchen comprising inset one and a half bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring Induction hob with electric oven beneath and extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Views over towards Highweek and over towards Kingsteignton. Coving to textured ceiling. uPVC double glazed window. Partly tiled walls. Laminate flooring.

Double Bedroom - 3.43m x 2.59m (11'3" x 8'6")

Electric wall heater. uPVC double glazed window overlooking the rear garden. Coving to textured ceiling.

Shower Room

Shower cubicle with fitted shower. Inset wash-hand basin. Low level w/c. Fully tiled walls. Electric wall heater. Strip light/shaver point. Obscure uPVC double glazed window. Hatch to roof space. Additional electric convector heater. Built-in shelved airing cupboard housing the tank with electric immersion.

Outside

To the front of the property, are two areas laid to gravel stocked with bushes, plants and shrubs. There is a pathway approach and an outside tap and an outside light.

There is a side gate providing access to the rear.

There is an area laid to artificial lawn with steps up to a garden predominately laid to patio, with areas laid to gravel, again with various shrubs, plants, and bushes. There is an outside tap and a summerhouse. There is also designated parking for one car.

Agent's Note

Council Tax Band: 'B' £2111.50 for 2026/27

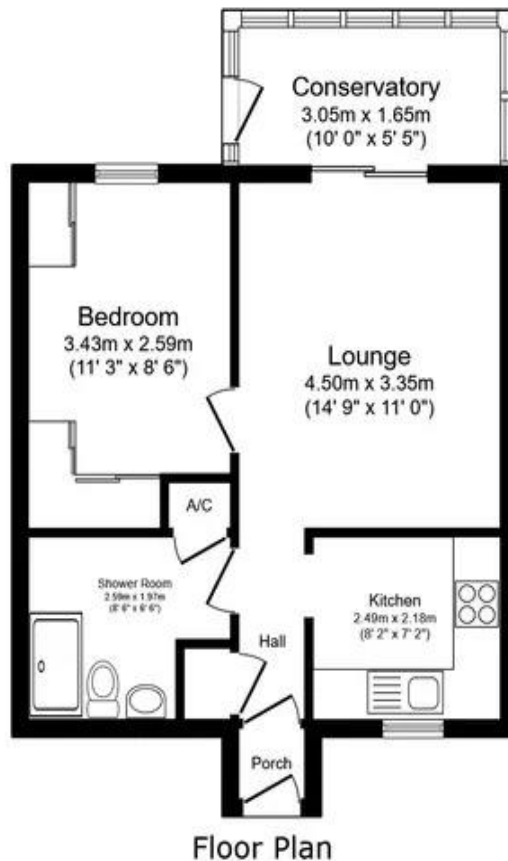
EPC Rating: 'E'

Long Term Flood Risk: Very Low.

Directions

From our Newton Abbot office, Head towards Highweek Street. Continue onto Exeter Road/A382. At the roundabout, turn left onto Ashburton Road/A383. Turn left onto Barton Drive. Turn right onto Ogwell Mill Road. Turn left to stay on Ogwell Mill Road. Turn right onto Emblett Drive. Destination will be on the right.





Total floor area: 50.0 sq.m. (538 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		39 E	62 B

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.