



30 Spring Close

| Newton Abbot | TQ12 1YH

Offers over £220,000

We are pleased to present this spacious two-bedroom detached property located in Spring Close, Bradley Valley, Newton Abbot.

The property consists of – Large lounge, Kitchen, Conservatory, Two Bedrooms, Shower Room, 2 sheds one with electricity and a Garage.

This property offers light-filled newly decorated/carpeted accommodation arranged on a single floor and a good sized garden. It has central heating and double glazing. It is situated close to transport links such as the A381 and A383, local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lounge

16'10" x 13'8"

The spacious lounge features a built-in fire place and carpeted flooring. Access to the kitchen is from here and the room exits to the conservatory via French doors. Room for a dining table.

Kitchen

9'6" x 7'7"

The kitchen is fitted with waist level height storage cupboards, a full stove and extraction unit. There is space for utilities and the floor is tiled. From here the room exits to the back via a single glass panelled door.

Conservatory

10'2" x 8'5"

The conservatory boasts carpeted flooring, self cleaning glass panels, glass paned windows and a patio sliding door that exits to the garden at the back of the property.

Bedroom

14'0" x 9'8"

This double bedroom features a side aspect window and carpeted flooring

Bedroom

10'10" x 9'6"

This double bedroom likewise features a side aspect window and carpeted flooring.

Shower room

6'11" x 5'6"

The shower room is equipped with toilet, wash hand basin and shower facilities.

Garage

17'7" x 8'7"

The property benefits from a good sized garage.

Garden

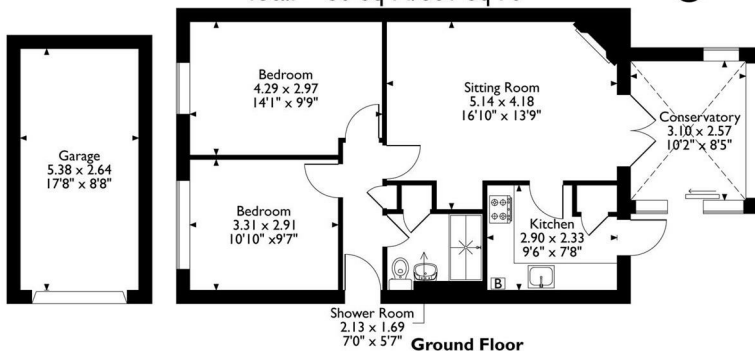
The front and left side of the property features pebbled ground covering and picked fencing. Stepped paving leads to the front door. The enclosed back area is covered with blocked paving and wooden decking. There is also a shed at the back ideal for storage space. There are also 2 sheds at the back, one large one with an electricity supply, ideal for storage space or office and a smaller one for garden items. All day sun on the garden at the back and side.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Spring Close, Newton Abbot, Devon
Approximate Gross Internal Area
Main House = 66 Sq M/710 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 80 Sq M/861 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.