



SIMPLY GREEN

Orchid Avenue

Kingsteignton

## TWO BEDROOM SEMI DETACHED BUNGALOW

- ◆NO ONWARD CHAIN
- ◆SOUGHT AFTER LOCATION
- ◆OFF ROAD PARKING
- ◆ESTABLISHED FRONT AND REAR GARDENS
- ◆TWO GOOD SIZED BEDROOMS
- ◆FURTHER DEVELOPMENT POTENTIAL TO THE LOFT
- ◆IN NEED OF MODERNISATION
- ◆CLOSE TO A WEALTH OF AMENITIES
- ◆LEVEL ACCESS
- ◆TENURE - FREEHOLD

With no onward chain! This charming two-bedroom semi-detached bungalow on Orchard Avenue, Kingsteignton is nestled within a sought after area, close to a wealth of amenities and transport links. While in need of modernisation, the accommodation features a spacious lounge, kitchen, two bedrooms and family bathroom suite. Boasting established front and rear gardens, with off road parking. Viewing comes highly recommended to appreciate the accommodation on offer!



## Accommodation

An obscured glazed door opens into a welcoming entrance hallway, featuring a central heating radiator, thermostat, power point access to the loft, and doors leading to all rooms.

The lounge, accessible via a sliding door, boasts a UPVC double-glazed window to the front, a central heating radiator, a range of power and media points and wall lights, complemented by a gas fire with a granite surround.

The kitchen features a range of fitted wall and base units, work surfaces, and tiled splashbacks, with a central heating radiator, shelving storage cupboard, and further cupboard housing the wall-mounted boiler.

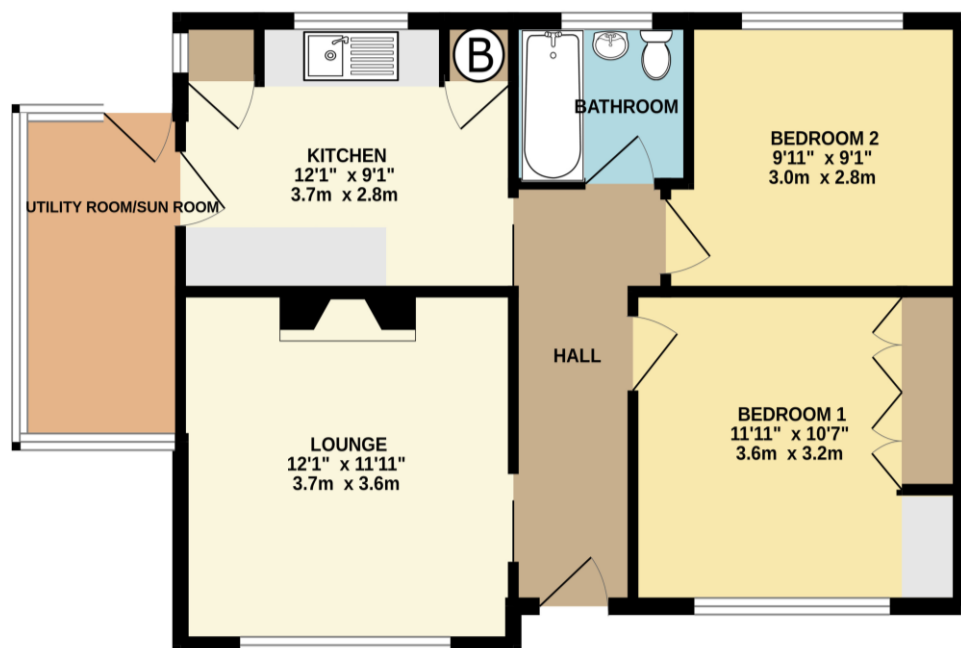
Additional highlights include an obscured double-glazed window to the rear with an inset sink, plumbing for white goods. A UPVC door leads to a sunroom utility area, with wraparound windows, further power points and plumbing for white goods, and access to the level rear garden.

Bedroom one features a UPVC double-glazed window to the front, a central heating radiator, and fitted furniture including double wardrobes, drawers, and a dressing table.

Bedroom two offers a UPVC double-glazed window to the rear, providing a bright and airy feel along with convenient power points.

The family bathroom includes a panelled bath with an electric shower over, a glass folding screen, a pedestal wash basin, and a low-level WC. Tiled walls, vinyl flooring, and an obscured double-glazed window complete this functional space.





## Outside

At the front, a paved driveway provides off-road parking for multiple vehicles, complemented by a lawn bordered with a variety of mature shrubs and bushes with access to the rear and a pathway leading to the front entrance. The rear garden offers a level patio pathway leading to a charming courtyard seating area, a timber storage shed, and well-maintained garden beds filled with shrubs and gravel, alongside an expanse of level lawn. Outdoor lighting and a tap enhance the usability of this space.

**EPC: C**

**COUNCIL TAX BAND: B**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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