



## Kingsteignton

3x  1x 

ENERGY RATING C70

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms
- Lounge, Dining Room and Sun Room
- Family Bathroom and Ground Floor WC

- Front and Rear Gardens
- Driveway and Single Garage
- Cul-de-sac Position
- Popular Kingsteignton Location
- Early Viewings Advised

**Guide Price:**  
**£290,000**  
FREEHOLD

# 27 Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS



1000s of homes sold in Teignbridge

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

## 27 Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS

An extended and well-presented modern semi-detached family house in a highly sought-after cul-de-sac location. The property has three bedrooms and two reception rooms, a sun room, modern kitchen and bathroom and a cloakroom/WC and boasts gas central heating and uPVC double glazing. Outside there is an enclosed rear garden, garage and driveway parking. Internal viewings come highly recommended and the property will make an ideal family home, first purchase or investment for letting.

Orchid Vale is a popular town which offers a wide range of amenities including primary and secondary schools, various shops, supermarkets, sports facilities, a church and nature reserve. There is a convenience store and public house / restaurant within a couple of hundred yards of the property. The neighbouring town of Newton Abbot offers a wider range of amenities and for the commuter there is good access onto the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

### The Accommodation:

A UPVC part obscure double glazed entrance door leads to the entrance porch with cloakroom WC comprising low-level WC, vanity wash basin and window. The hallway has stairs to first floor, window and door to the lounge with feature fireplace and window to front. An archway leads to the dining room with further archway to the sunroom with French doors to the rear garden. The kitchen is fitted with a modern range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, concealed fridge/freezer, dishwasher and washing machine, window to side and rear porch with door to outside.

Upstairs on the first floor the landing has a cupboard housing wall mounted gas boiler and window to side. Bedroom one has a window to front. Bedroom two has a window to rear enjoying a pleasant outlook and built-in wardrobes. Bedroom three has a storage cupboard and window to front. The Bathroom has a modern suite comprising panelled bath with shower over, screen, tiling to surround, low-level WC and wash basin in vanity unit, heated towel rail and window.

### Garden and Parking:

Outside to the front there is a gravelled area with path to front door and tarmac drive providing off-road parking for 2 to 3 cars leading to a single garage with metal up and over door and courtesy door to the rear garden which has a paved patio and lawn with step down to further level lawn area with border to side and fencing to boundaries.

### Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit left for Kingsteignton. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the 7th right into Rydon Road. Take the 4th left into Orchid Vale.



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## Agents Notes:

Council Tax: Currently Band C

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		85 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.