



Orleigh, Newton Abbot

5x  3x 

ENERGY
RATING
C73

- Video Walk-through Available
- Smart Detached House
- 5 Bedrooms (2 en-suite)
- 2 Reception Rooms and Conservatory
- Kitchen/Breakfast Room

- Driveway and Garage Parking
- Front and Rear Gardens
- Sought-After Cul-de-sac
- Perfect Family Home
- Highly-Regarded Address

Guide Price:
£465,000
FREEHOLD

14 Orleigh Avenue, Newton Abbot, TQ12 2TP



1000s of homes sold in Teignbridge

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

14 Orleigh Avenue, Newton Abbot, TQ12 2TP

A superbly presented and modernised detached family home within a sought-after cul-de-sac location a short distance from the town centre. This lovely home is a credit to the current owner and offers spacious accommodation boasting five bedrooms, two of which having en-suites, lounge with separate dining room and conservatory and a lovely kitchen/breakfast room with separate utility. There is also a bathroom and cloakroom/WC. Gas central heating and uPVC double glazing are installed and outside there are landscaped front and rear gardens for ease of maintenance and making an ideal area for enjoying the sun and alfresco dining. There is parking for two cars on the driveway and a single garage. As sole agents we strongly recommend internal viewings to appreciate all the qualities this lovely family home offers and the desirable location on offer.

Orleigh Avenue is an exclusive and sought after cul-de-sac a short distance from the market town of Newton Abbot. Situated close to the hospital, the town centre is a short walk away and provides level access to all amenities. Newton Abbot is a thriving town offering an abundance of shopping and leisure facilities in addition to a main line railway station with express services to London Paddington in just over 2.5 hours. Convenient for both the A38 south to Plymouth and the A380/M5 north to Exeter and beyond, Newton Abbot is a great option for commuters.

The Accommodation: A composite part obscure double glazed entrance door leads to the entrance hallway with stairs to first floor with cupboard under and a cloakroom/WC with low-level WC, vanity wash basin and window. From the hallway multi glazed double doors lead to the lounge which has a window to front and feature fireplace with inset gas living flame coal effect fire, wall lights, laminate flooring and archway to the dining room with laminate flooring, door to kitchen and French doors to the conservatory with tiled flooring, windows and French doors to outside. The kitchen/breakfast room is extensively fitted with a modern range of wall and base units with work surfaces and tiled splashback, inset single drainer sink unit, built-in double oven and hob with space for fridge/freezer and dishwasher and window to rear. The breakfast area has French doors leading to the garden and door to utility with a range of wall and base units, rolled edge work surfaces, tiled splashback, inset single drainer sink unit, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler and door to outside.

Upstairs on the first floor the landing has access to loft and a cupboard with hot water cylinder. Bedroom one has a window to front, a range of fitted bedroom furniture and an en-suite shower room with double shower cubicle, low-level WC, vanity wash basin, heated towel rail, part tiled walls and window. Bedroom two has a window to rear enjoying a pleasant outlook, range of fitted bedroom furniture and an en-suite shower room comprising shower cubicle, low-level WC, vanity

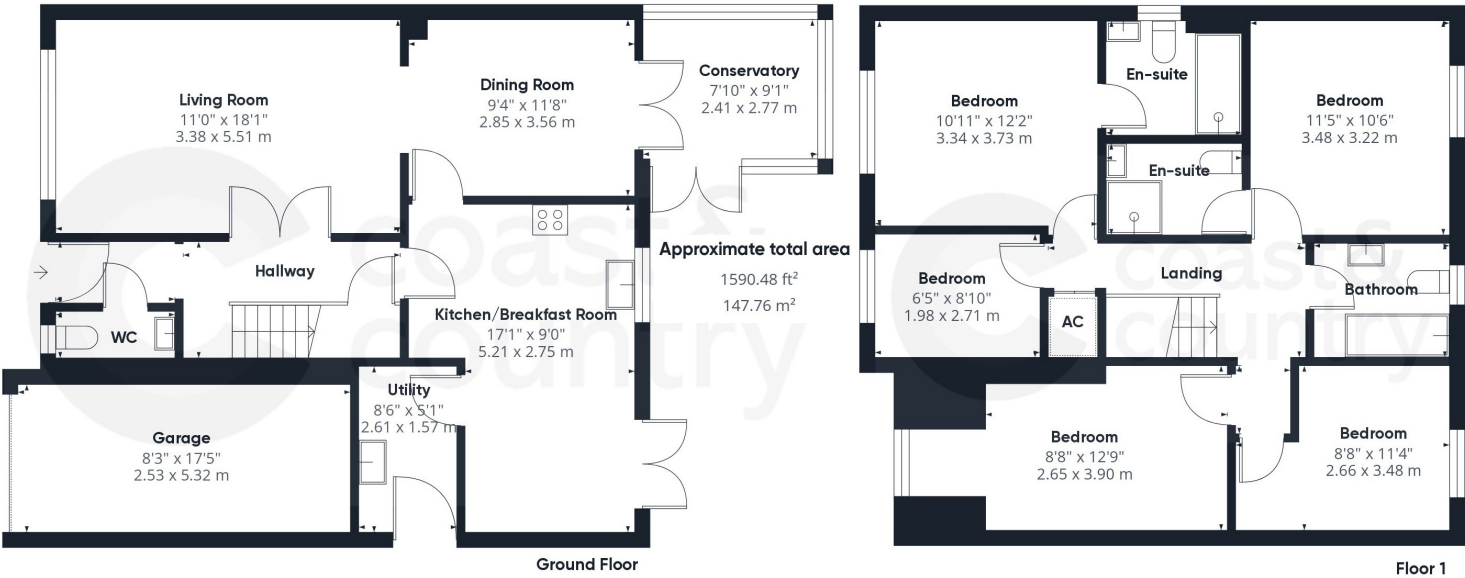
wash basin and heated towel rail. Bedroom three has a window to front. Bedroom four has a window to rear enjoying pleasant outlook and bedroom five the current owner uses as a study with built-in desk and cupboards. The bathroom has a white suite comprising panelled bath with mixer tap and shower attachment, screen and tiling to surround, low level WC, vanity wash basin, heated towel rail and window.

Gardens & Parking: Outside to the front there is a lawned area with gravelled borders and double width driveway leading to a single garage with electric up and over door. There is a gate and path at side leading to the rear garden which has been landscaped for ease of maintenance with paved patio, lawn with gravelled boards and timber decked patio perfect for alfresco dining or enjoying the sun.

Directions: From Newton Abbot Penn Inn Roundabout, take the Newton Abbot exit and follow the road towards the town centre taking the middle lane which then becomes the right hand lane and bears around to the right towards the railway station. Continue on this road passing the railway station until you come to the junction with The Avenue. Take the right hand lane and turn right onto The Avenue. Follow this road to Balls Corner Roundabout (B&Q) and take the second exit, straight ahead onto Jetty Marsh Road. At the second roundabout take the second exit straight ahead onto West Golds Road. Take the first left into Orleigh Avenue.



14 Orleigh Avenue, Newton Abbot, TQ12 2TP



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E
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		83 B
69-80	C	73 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.