



Orleigh, Newton Abbot

4x  2x 

ENERGY
RATING
TBC

- Video Walk-through Available
- Beautifully Presented Terraced House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Ground Floor WC and Utility Cupboard

- Kitchen with Central Island & Bi-fold Doors
- Landscaped Gardens
- Garage and Parking in Front
- Popular Development

Guide Price:
£365,000
FREEHOLD

2 Orleigh Cross, Newton Abbot, TQ12 2FX



1000s of homes sold in Teignbridge

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

2 Orleigh Cross, Newton Abbot, TQ12 2FX

A superbly presented three-storey town house presented in excellent order with a light filled and well-planned interior.

The former Redrow show home for the Orleigh Cross development the property is offered for sale with many non-standard extras including some upgraded floor coverings, bi-fold doors and fitted wardrobes in the master bedroom.

Well set back from the road the property has a lovely landscaped front garden well stocked with plants and shrubs and enclosed by railings. At the rear the garden is ideal for entertaining and summer dining being mainly paved and privately enclosed. From the rear garden a gate opens to a pathway which leads to the garage with additional parking in front.

The property is located at the very start of the sought-after Orleigh Cross development, close to Newton Abbot hospital, with the front enjoying an open aspect. The location is convenient for the town centre which is a level walk of around a mile on foot, with schools, leisure centre and train station similar distances.

The Accommodation:

Stepping inside, the accommodation offers a degree of versatility. The front door opens into a hallway with stairs to the first floor. The ground floor comprises an impressive open plan space currently providing a dining area overlooking the front and stunning kitchen with bi-fold doors opening to the rear garden. The kitchen is fitted with a comprehensive range of stylish modern cabinets and integrated appliances. There is also a fashionable central island. Also on the ground floor is a useful utility cupboard with twin doors and space for a washing machine and tumble dryer and also a guest cloakroom with WC and basin.

On the first floor is the lounge with window, French doors and Juliet balcony overlooking the rear garden, bedroom four which currently provides a home office, and a well-appointed family bathroom with linen cupboard.

The top floor offers three further bedrooms including the spacious master with fitted wardrobes and an en-suite shower room with WC and basin.

Parking:

Garage located a stone's throw from the property at the rear with dedicated parking for 2.

Gardens:

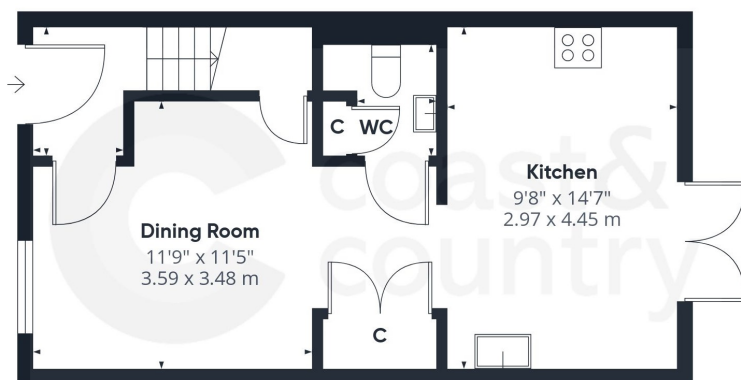
Delightful front and rear gardens all fully enclosed.

Directions:

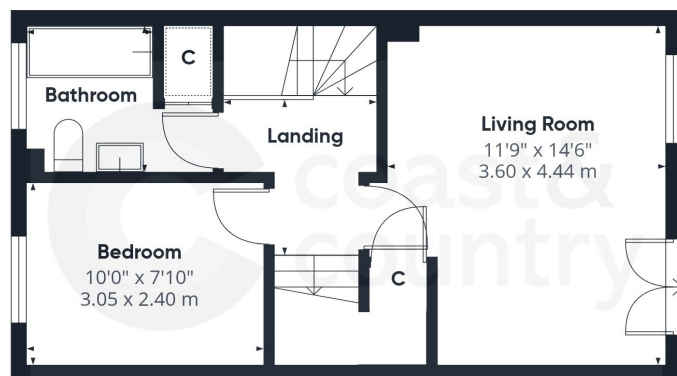
From Newton Abbot train station follow the road into town and turn right into The Avenue. At the roundabout take second exit into Jetty Marsh Road. At the next roundabout again take the second exit and follow the road until the end and then turn left and then right into Orleigh Cross. The property will be found on the left.



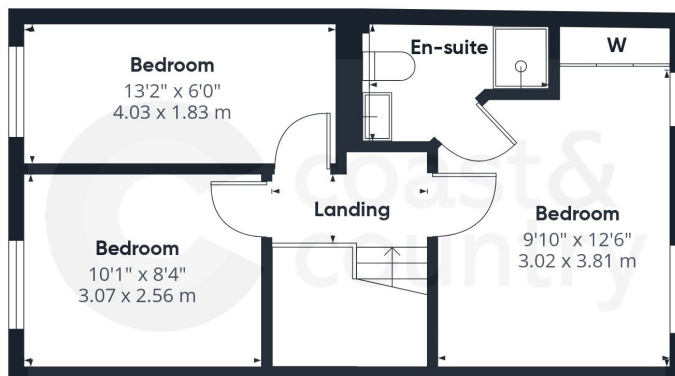
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Ground Floor



Floor 1



Floor 2

Approximate total area

1088 ft²

101 m²

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 D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Service Charge: Currently £325 per annum

Review period: Annually in April

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

Floor Plans - For Illustrative Purposes Only

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.