



Kingsteignton

2x  1x 

ENERGY
RATING
C72

- Virtual Tour Available
- Mid-Terraced House
- 2 Double Bedrooms
- Modern Kitchen and Shower Room
- Low Maintenance Garden
- Driveway and Parking Space
- Ideal First Home
- Cul-de-sac Position

Guide Price:
£220,000
FREEHOLD

37 Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS

A smartly presented two-bedroom terraced property in the very popular cul-de-sac of Orchid Vale in Kingsteignton. The property has many benefits which include the driveway and an additional owned parking space nearby, modern double glazing and gas central heating. The current owners have recently upgraded the rear garden and the property is presented to sell. The property will appeal to a wide range of buyers including first time buyers, landlords and empty nesters. The area is extremely popular with families, being convenient for Rydon Primary School nearby, having a Co-Op shop a short walk away, and being on a timetabled bus route.

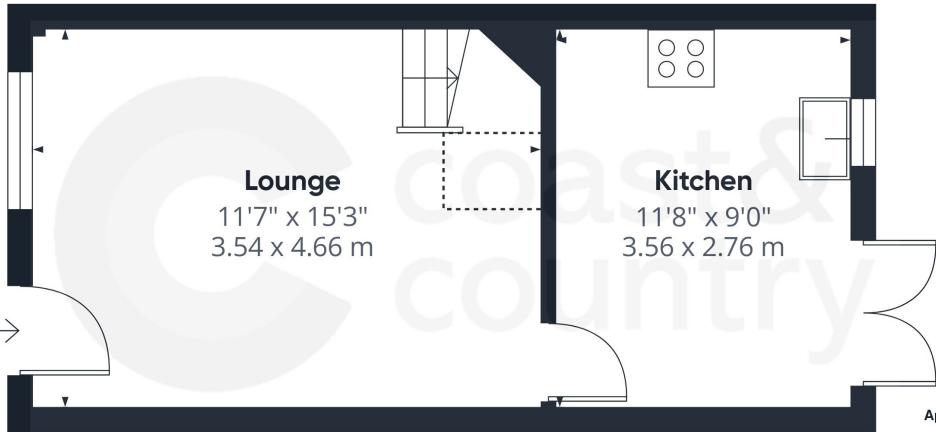
Accommodation: The ground floor comprises a good-sized lounge with neutral décor and dark grey carpet continuing up the open plan staircase, and a modern kitchen with white cabinets, spaces for appliances and door to the rear garden.

Upstairs there is the central landing leading to two double bedrooms and a modern shower room. The property is fully double glazed and has a gas central heating system.

Garden & Parking: To the front of the property is a tarmac driveway with a gravelled area nearer to the property which is suitable for a vehicle. The rear garden is designed with ease of maintenance in mind and is arranged on two tiers – immediately off the back of the property is a paved patio and up a set of steps is a gravelled area. The property has a right of way down a rear path from the garden

to the road and an additional owned parking space off the bottom of Orchid Vale.

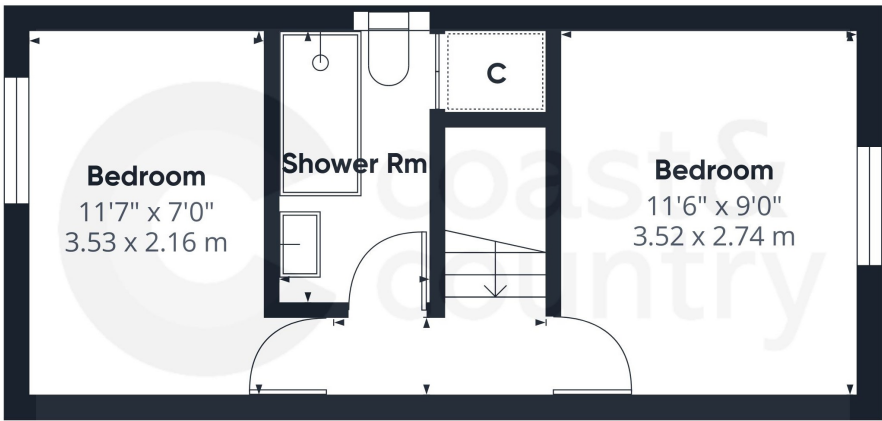
Directions: From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit left for Kingsteignton. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the 7th right into Rydon Road. Take the 4th left into Orchid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



Approximate total area
534 ft²
49.6 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

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.