

SIMPLY GREEN

Orchid Vale

Newton Abbot





## 3 BED SEMI DETACHED

- ◆NO ONWARD CHAIN
- ◆Semi Detached Home
- ◆3 Bedrooms
- ◆Very Well Presented Throughout
- ◆Lounge & Dining Room
- ◆Modern Bathroom
- ◆Kitchen
- ◆Southerly Facing Rear Gardens
- ◆Off Road Parking For Multiple Cars
- ◆Tenure - Freehold. Council Tax Band C

With NO ONWARD CHAIN this 3 bedroom semi detached family home is situated in a sought after area of Kingsteignton. Well presented throughout with off road parking and southerly facing rear gardens. The property sits close to a wealth of nearby amenities and a short drive away from transport links making it a desirable first time buy or investment property. Viewing comes highly recommended to appreciate the accommodation on offer.





## Accommodation

UPVC door opening into entrance hallway with double glazed window to the side, central heating radiator, smoke alarm, power points and stairs to the first floor. Ground floor WC comprising of low-level WC, wash handbasin with tiling to splashback, mixer tap with storage cupboard below. Central heating radiator and obscure glass double glazed window to the side.

To the lounge there is a storage cupboard under the stairs. UPVC double glaze windows to the front, central heating radiator, a range of power and media points. Opening into dining room with UPVC double glazed windows and door opening into the garden. Central heating radiator, power points, thermostat and smoke alarm. Opening leading into the kitchen with a modern kitchen comprising of a range of wall and base units with work surfaces, tiling to splashback and dual aspect UPVC double glaze windows and door opening into rear garden. Further space for cooker with fitted extract over. Space and plumbing for utilities and fridge freezer.

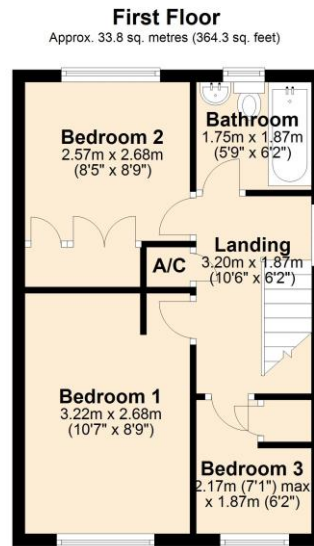
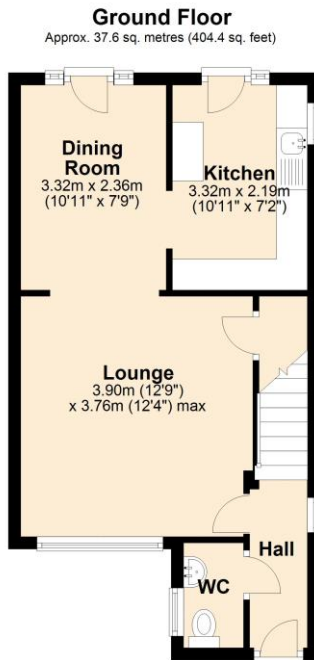
## First Floor Accommodation

To the first floor landing there is access to all rooms, access to the loft. Double glazed window to the side. With airing cupboard storage housing the Glow Worm boiler.

Bedroom one comprises of UPVC double glazed windows to the front, central heating radiator & power points. Bedroom two comprises of UPVC double glazed windows to the rear, central heating radiator and a range of power & media points with fitted wardrobe storage. Bedroom three comprises of UPVC double glaze window to front, central heating radiator and storage cupboard over the stairs.

Bathroom comprises of a modern three-piece suite with a low-level WC, wash handbasin with vanity mirror and storage below. Bath with shower over with PVC vinyl wall tiles, spotlights to ceiling and obscured glass double glazed window to the rear with a chrome central heating radiator to finish of this well presented home.





Total area: approx. 71.4 sq. metres (768.7 sq. feet)

## Outside

To the front of the property there is off-road parking for multiple cars with landscaped front garden, access to the rear. To the rear of the property the garden has a southerly aspect with a patio seating area leading to further patio space, with storage shed and further raised beds, mature shrubs and bushes and a lawned area.

EPC: C

COUNCIL TAX BAND: C

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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