



SIMPLY GREEN

Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS

Newton Abbot

Guide Price
£275,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Perfect First Time Buyer Home!
- Semi-Detached
- Well Proportioned Gardens
- Driveway Parking Spot
- Cul-De-Sac Location
- Close To Local Amenities
- Open Plan Living Spaces
- Perfect Size Principle Bedroom
- Bright & Airy
- Tranquil Area

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold



This well-presented three-bedroom semi-detached home is ideally situated in the heart of Kingsteignton, offering convenient access to local amenities, schools, and transport links. The property features a spacious open-plan ground floor comprising a bright lounge, dining area, and modern fitted kitchen—perfect for family living and entertaining. Upstairs, there are three bedrooms, including a generously sized principal bedroom with a large built-in sliding wardrobe, along with a contemporary family bathroom. Externally, the home benefits from attractive front and rear gardens, the latter featuring both patio and lawned areas ideal for outdoor dining and relaxation, with side access for added convenience. A private driveway provides off-road parking, making this property an excellent choice for families or professionals seeking comfort and practicality in a desirable location.

Location

Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering a flat and effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.





Ground Floor Accommodation

Upon entering the property, you are welcomed into a bright and inviting hallway, complete with space to store coats and belongings. From here, the ground floor opens into the main living areas, creating a seamless flow throughout the home.

The lounge is a delightful space — light, airy, and generously sized — offering plenty of room for comfortable furnishings. Its focal point is a charming wooden mantel that adds warmth and character, complemented by a large double-glazed window that floods the room with natural light.

Adjoining the lounge is the dining room, a spacious area perfect for family meals or entertaining guests. Double sliding patio doors open directly onto the garden, allowing sunlight to pour in and creating a wonderful indoor-outdoor connection.

To the side of the dining room, the kitchen offers both style and practicality. Featuring attractive sage-green cabinetry and granite-effect rolled worktops, it includes a built-in sink, electric oven, and hob, as well as an integrated fridge space — making it a highly functional and well-designed cooking area.

First Floor Accommodation

Ascending to the first floor, you will find three well-proportioned bedrooms and a family bathroom.

The principal bedroom, situated at the front of the property, is a generously sized and light-filled space. It benefits from over-stairs storage and a convenient alcove currently used for wardrobes — an ideal spot for fitted or freestanding storage solutions.

The second bedroom offers ample space, making it a perfect choice for a growing family or guest accommodation. The third bedroom provides similar flexibility, ideal for use as a child's room, home office, or nursery.

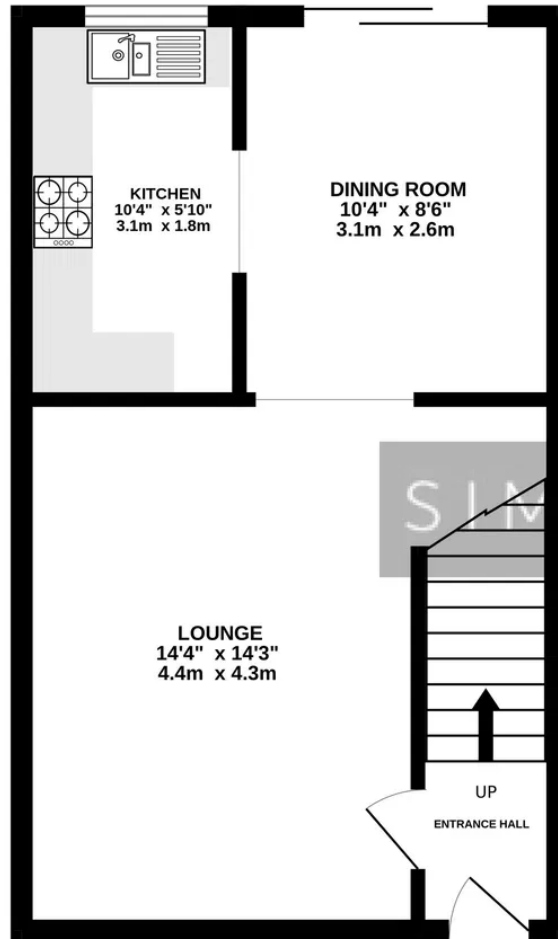
The family bathroom is centrally located for easy access from all bedrooms. Designed with a soothing sage-green aesthetic, it features part tiling, a bath with overhead shower, WC, and wash basin. A glazed window allows for natural light and ventilation, enhancing the room's fresh and inviting atmosphere.

External Features

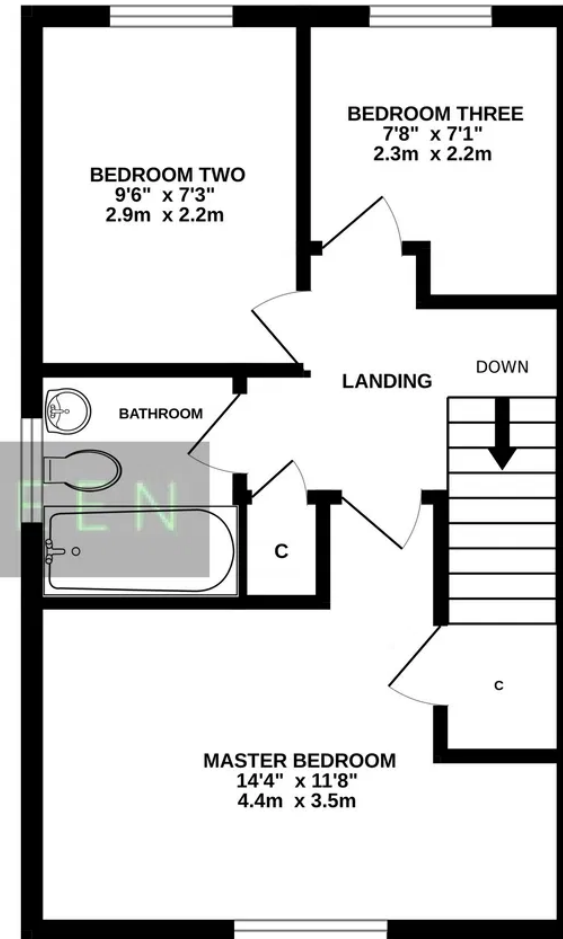
At the front of the property, there is an allocated driveway providing convenient off-road parking, positioned alongside a generously sized front garden. This area has been beautifully landscaped, offering an attractive first impression, with a pathway leading along the right-hand side of the property to the rear garden. The rear garden is a well-proportioned outdoor space, thoughtfully designed for both relaxation and entertaining. It features multiple patio areas ideal for dining or social gatherings, complemented by a neatly maintained lawn — a perfect setting for family activities or enjoying the sunshine.



GROUND FLOOR



1ST FLOOR



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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
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Newton Abbot
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TQ12 2ET