

## 26 Orchard View

Newton Road, Devon TQ14



**£220,000**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

This stunning, open-plan, two-bedroom detached property with stunning views over the River Teign, is offered for sale in immaculate condition. The property has been painstakingly renovated with new walls, new windows, a new roof, new wooden floors, a new carpet, a modern log burner, a modern kitchen with built-in appliances, completed outside by a range of decking and tiled terraces. The wrap-around gardens have been landscaped and developed to enable seamless indoor/outdoor living. A private and sheltered vine-leaved seating area sits adjacent to the master bedroom, while the sliding doors in the living room open onto a dazzling sun-terrace. This detached park home is an oasis of calm and a perfect full-time home for couples or sharers. Unlike most sites, there is no minimum age for couples, and the property comes with a lifetime lease. Furthermore, the low running costs make luxury living affordable!

**INTERACTIVE TOUR AVAILABLE ONLINE**

**Viewing Highly Recommended**

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### **Approach:**

Located in a quiet farm setting, the property is approached via a short flight of stairs, which enables the property to benefit from sweeping views of the Teign.

### **Entrance:**

On entering the property, you arrive in a lobby area with space. Leading into:

### **Living room:**

This room is large, modern and airy. The expanse of windows, sliding doors and the vaulted ceiling create a bright, welcoming living space with the added benefit of the most stunning views along the River Teign. Enhancing the room further is the modern log burner, which creates a warm, cosy space throughout the autumn and winter months. A modern radiator is installed, which is rarely used. The room is open plan and leads to the:

### **Kitchen:**

A range of modern base and wall units are arranged to maximise space, this includes a large breakfast bar area. The kitchen is fitted with a range of integrated appliances including a cooker, hob, extractor, fridge and freezer. There is also plumbing for a washing machine. A large picture window looks out over the front aspect. Leading to:

### **Bedroom 1:**

This double bedroom has a built-in wardrobe and both a window and French doors to the front aspect. This allows both views and direct access to secluded patio areas. The room is newly carpeted.

### **Bedroom 2:**

This double room is flooded with natural light from the new skylight. The space is large enough for a double bed and bedroom furniture. The room benefits from wooden flooring.







### **Shower Room:**

This luxury room is fitted with a close coupled W.C., a counter top hand basin and a double shower. Obscured glazing draws light from the side aspect.

### **Outside:**

The property is surrounded by a number of terraces which benefit from established plants and shrubs. The current owners have landscaped the terraces and gardens exceptionally well creating a range of areas from spectacular open sun terraces to secluded shady seating areas, easy-care lawns to a space to dry laundry without obscuring the views.

### **Location:**

Wear Farm is located between Bishopsteignton and Newton Abbot, providing quick access to the A380 and onto Exeter and Plymouth. The village of Bishopsteignton is close by with access to Doctors, a post office, pubs and even a vineyard. Additionally, the coastal towns of Teignmouth, Shaldon, Dawlish and Torquay are easily accessible. All these areas have many established social and interest groups for all ages to explore and meet new friends through.

Newton Abbot, the closest large town, benefits from being a mainline station, connecting you to London Paddington and easy access to Teignmouth, the Cathedral City of Exeter and beyond. The train line also takes you to Plymouth going the other way, with further access to Cornwall beyond that. Within easy reach are several good leisure centres, a host of local sports teams, including football and rugby teams and several established golf courses.

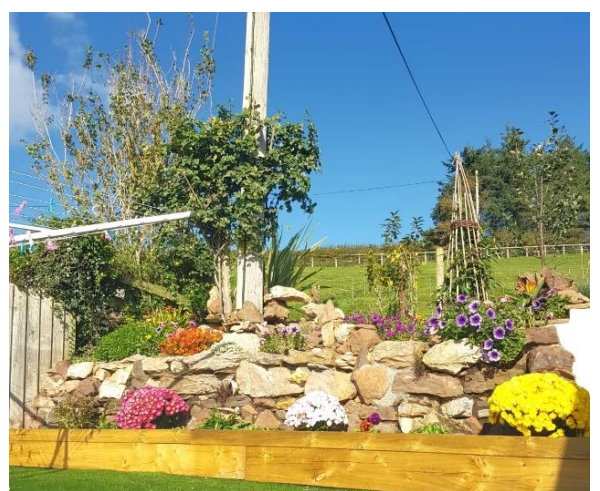
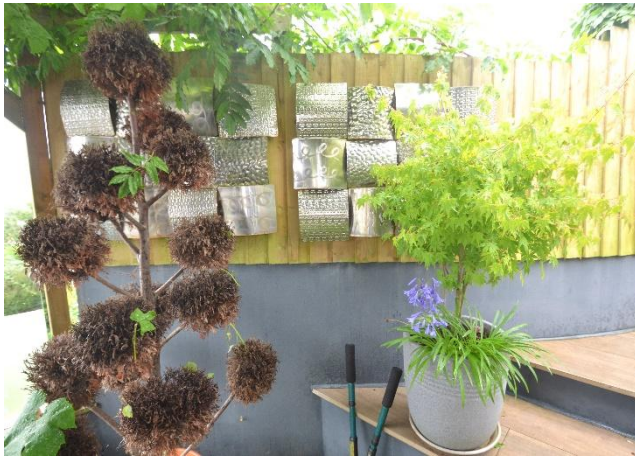
### **Park Home Living:**

Unlike many park home sites, there are no age restrictions on ownership, meaning that anyone from 18 upwards can benefit from living on the site. Your lease is not time-limited and once you pay the purchase price, a low site fee is payable each month. This covers the ground rent, water and sewage. The remaining monthly costs you can expect to pay are your electricity and council tax, which is the lowest 'A' band. Owners are restricted to one pet per home. Park home living is very popular with people who want to free up equity from their home, who want a place to live comfortably, while using their released capital to travel.

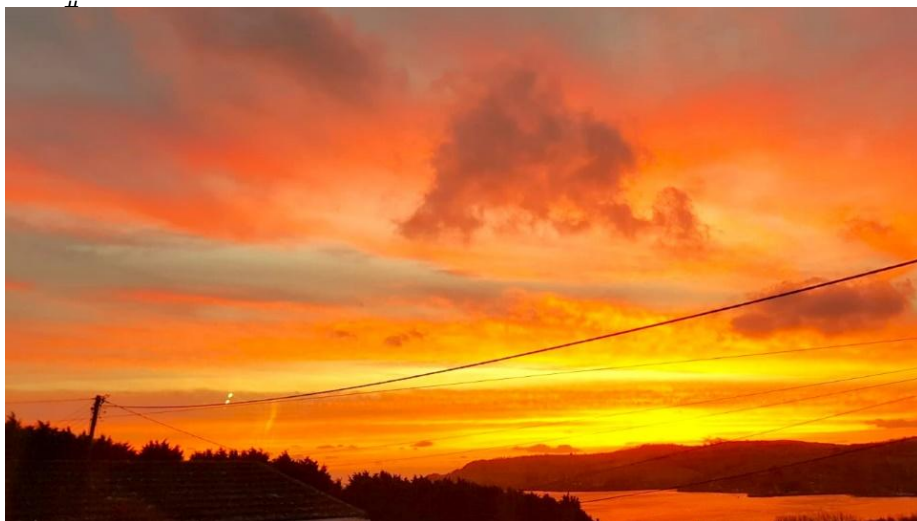
Viewings are highly recommended!



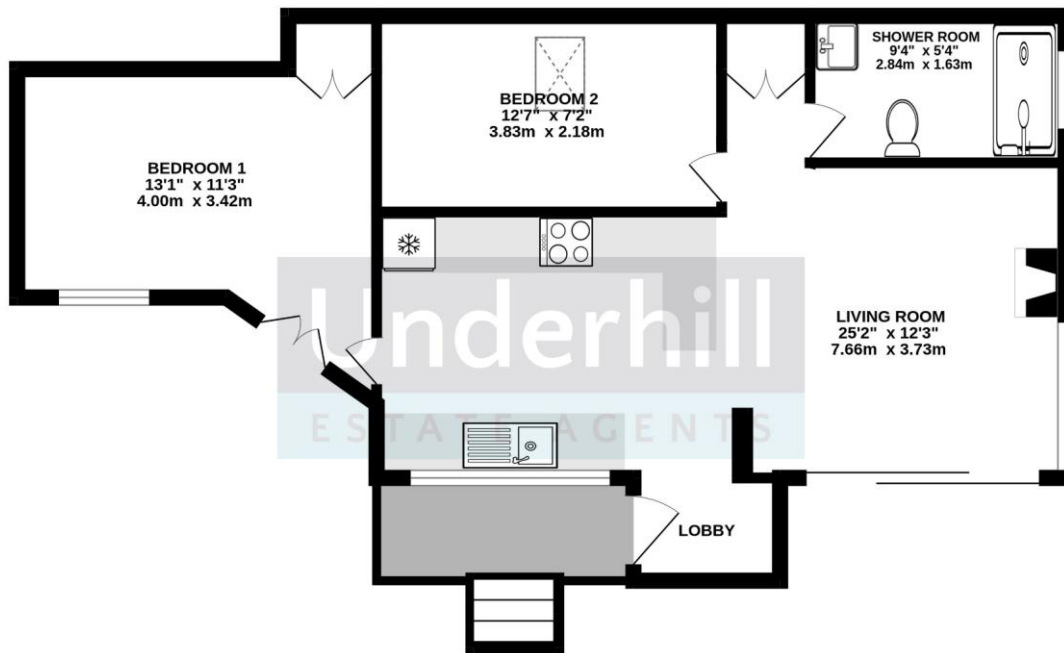








GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



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