



Modern Semi-Detached Family Home

CHECK OUT this modern Semi-Detached Family Home! 3 Bedrooms, En-suite Shower, Bathroom & Cloakroom. Living Room, Kitchen Dining Room, Off Road Parking & Garage. Garden & Patio. Close to Newton Abbot Town, Newton Abbot Hospital, easy access to Rail Station, Bus, A38, Exeter & Torbay.

73 Orleigh Cross | Newton Abbot | TQ12 2FY





PROPERTY TYPE

Semi Detached Home



SIZE

878 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

66D



COUNCIL TAX BAND

C



in a nutshell...

- Close to Newton Abbot Hospital
- Close to Town Centre & Transport Links
- 3 Bedrooms
- En-suite Shower, Bathroom & Cloakroom
- Living Room
- Kitchen Dining Room
- Garden & Patio
- Off Road Parking & Garage
- Estate Managment Fees payable annually





the details...

CHECK OUT this modern double fronted, Semi-Detached Family Home! 3 Bedrooms, En-suite Shower, Bathroom & Cloakroom. Living Room, Kitchen Dining Room, Off Road Parking & Garage. Garden & Patio. Close to Newton Abbot Town, Newton Abbot Hospital, easy access to Rail Station, Bus, A38, Exeter & Torbay.

Orleigh Cross is a lovely modern Home, ideal for a Family or those looking to live just outside from the Town, but still within walking distance. Newton Abbot Hospital is within walking distance too.

Highweek Community Primary and Nursery School, Bearnas Primary School & Newton Abbot College are all within a mile. Newton Abbot Rail Station connects to Exeter & the A380 to Torbay & M5.

The property sits on a corner plot. The Off-Road Parking & Garage are immediately in front, with the Entrance Hall leading leftwards into a dual aspect Living Room with box bay window.

Off the hallway there is a Ground Floor Cloakroom & the Kitchen Dining Room overlooks & leads out to the rear Patio & Garden. Here you will find a modern fitted dual aspect Kitchen & fitted appliances, plenty of storage cupboards & work surfaces, with a central island & windows overlooking the front & rear Garden. There is ample space for a dining table & chairs in front of the French Doors.

Upstairs are 3 Bedrooms. The main Bedroom has an En-suite Shower & wardrobes. There is an airing cupboard off the Hallway, another Bedroom with wardrobe & the smaller Bedroom making an ideal home office. Here you will also find the Bathroom.

Sitting on a corner plot, the rear Garden is enclosed, with side gated access, a partly covered patio & lawn area.

Tenure: Freehold
Council Tax Band C

Agents Note. There is an annual 'service charge / estate management fee' and any buyer is obliged to pay a one off payment of £1,000 for the administration of assigning to the management company.



the floorplan...

**Approximate Gross Internal Area 878 sq ft - 81 sq m
(Excluding Garage)**

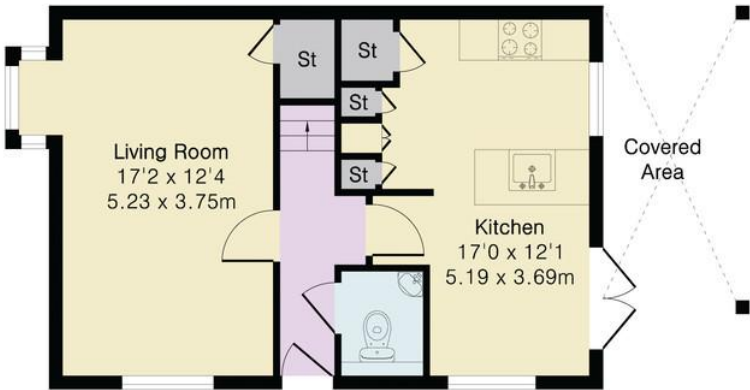
Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 435 sq ft – 40 sq m

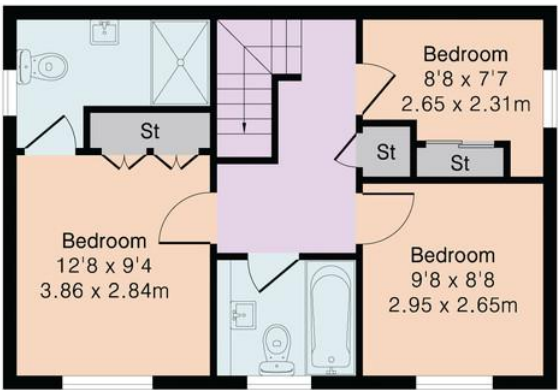
Garage Area 154 sq ft – 14 sq m



Garage



Ground Floor



First Floor

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

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the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2FY





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picture? Get in touch with
your local branch...

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