



## 61 Orleigh Cross, NEWTON ABBOT

£285,000 Freehold

Detached House • CHAIN FREE • French Doors in both Living Room and Kitchen • Modern Kitchen/Diner with Integrated Appliances • Utility Cupboard • Downstairs Cloakroom • Three Bedrooms with Master Ensuite • Garage with Access From Rear Garden • Allocated Parking • Solar Panels

### Contact Us...

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the key to your home





We are delighted to present this spacious chain-free three bedroom detached house, situated in a sought-after residential area. Boasting generous living spaces and a range of modern features, this property is sure to impress even the most discerning of buyers.

Upon entering, you will step into the entrance hall with access to the lounge, kitchen/diner and downstairs cloakroom. The spacious lounge has french doors that open out into the rear garden offering a comfortable and inviting atmosphere. The well-appointed kitchen/diner provides an ideal space, complete with ample storage, work surfaces, integrated appliances and french doors into the rear garden. This versatile area offers the perfect setting for both casual family meals and more formal dining occasions.

The property comprises three bedrooms, including a master bedroom with the added luxury of an en-suite bathroom. Each bedroom benefits from an abundance of natural light, creating bright and airy spaces. Additionally, the property benefits from a downstairs cloakroom, providing convenience and practicality.

Double glazing and gas central heating throughout ensure comfortable living conditions, even during the colder winter months. Furthermore, this property boasts the advantage of owned solar panels, which not only contribute to reducing your energy bills but also promote sustainability.

Complete with a garage, this property offers ample storage and parking options. The garage is equipped with power, providing potential for further functionality. In addition, the property features allocated parking spaces, ensuring convenience for residents and visitors alike.

Surrounding the property is a wrap-around garden, offering an oasis of tranquillity and privacy. The garden provides ample space for outdoor activities and features a delightful decked seating area, perfect for alfresco dining or simply relaxing in the sunshine.

With its prime location, this property benefits from excellent transport links and close proximity to a range of amenities. The vibrant local community offers an array of shops, restaurants, and leisure facilities, ensuring all daily needs are catered for.

## Measurements

Living Room - 17'3 × 10'2 (5.25m x 3.10m)

Kitchen/Diner - 17'2 × 10'0 (5.24m x 3.04m)

Bedroom - 10'8 × 10'3 (3.26m x 3.12m)

Bedroom - 9'9 × 8'9 (2.98m x 2.67m)

Bedroom - 8'9 × 7'4 (2.66m x 2.23m)

Bathroom - 6'5 × 5'6 (1.95m x 1.68m)

Ensuite - 10'4 × 6'4 (3.15m x 1.92m)

Garage - 16'11 × 9'4 (5.15m x 2.84m)



## Important Information

Broadband Speed Ultrafast 1000  
Mbps (According to OFCOM)

EPC Rating B

Teignbridge Council Tax Band C  
(£2299.64 2025/2026)

Mains Gas, Mains Electric, Mains  
Water and Mains Sewerage Supplied

The property is freehold





