



## 31 Kiln Orchard, Newton Abbot

£210,000 Freehold

End Terraced House • Two Generous Bedrooms • Spacious Lounge/Diner • Well-Proportioned Kitchen • Family Bathroom • Tiered Rear Garden • Off Road Parking • Excellent Public Transport Links • Located Near Local Schools And Amenities

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This well-situated two-bedroom end-of-terrace home is now available for sale and represents an excellent opportunity for a range of buyers, including investors, first-time purchasers, or anyone seeking a property in a well-established and convenient setting.

On entering, the property immediately feels welcoming, with a hallway providing access into the main living space. A standout feature of this spacious open-plan living space is the expansive floor-to-ceiling window, which fills the room with natural light and enjoys pleasant outlooks.

Positioned at the front of the property, the kitchen is of a good size and benefits from natural light. It offers ample room for storage and preparation areas, along with great potential for updating to create a more contemporary and practical space tailored to modern living.

Upstairs, the accommodation continues to offer generous proportions with two well-sized double bedrooms. The main bedroom is a peaceful and spacious retreat with plenty of natural light and room for furnishings. The second bedroom is equally versatile, suitable for use as a guest room, home office or additional double bedroom, and also offers comfortable dimensions.

A spacious bathroom completes the internal accommodation, providing good proportions and scope for modernisation, allowing it to be transformed into a stylish and relaxing space. Externally, the property benefits from off-road parking for one vehicle—an increasingly sought-after feature that adds to its practicality. Being an end-terraced home, it also enjoys a greater sense of privacy and a more favourable position compared to mid-terrace properties.

The location is particularly convenient, offering easy access to a range of local amenities, schools and transport links. Day-to-day needs, commuting and leisure facilities are all easily within reach.

In summary, this property offers a great combination of space, potential and location, making it a highly attractive purchase. Early viewing is strongly advised to fully appreciate everything on offer.

## MEASUREMENTS

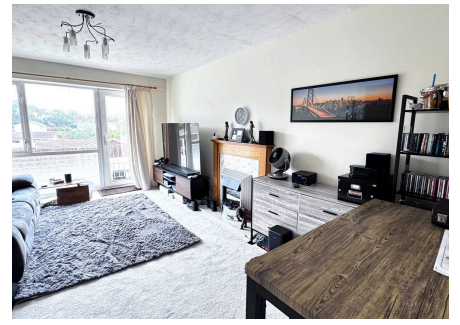
Kitchen: 11'0" x 7'1" (3.35m x 2.16m)

Lounge/Diner: 17'5" x 11'10" (5.31m x 3.61m)

Bedroom: 11'10" x 9'11" (3.61m x 3.02m)

Bedroom: 11'11" x 11'3" (3.63m x 3.43m)

Bathroom: 6'4" x 5'6" (1.93m x 1.65m)

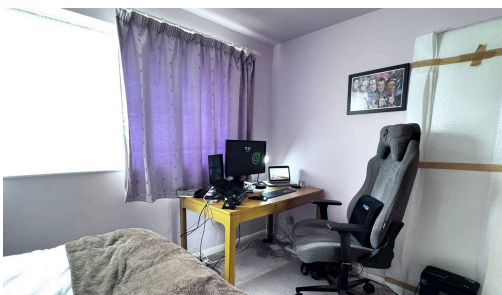


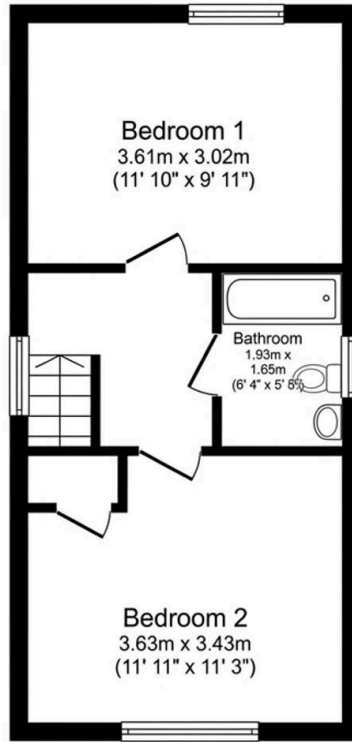
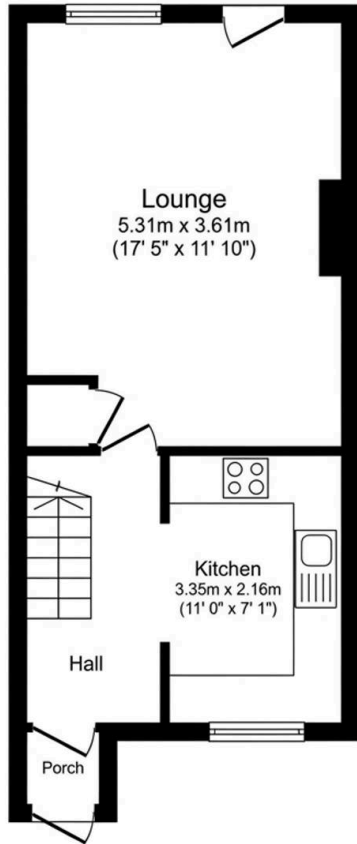
### Important Information

Teignbridge Council Tax  
Band B (£2111.50  
2026/2027)

EPC Rating TBC

Mains Gas, Electric, Water  
and Sewerage supplied  
The property is freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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