





87 Orleigh Cross, Newton Abbot

£150,000 Leasehold

CHAIN FREE • First Floor Flat • Open Plan Living Space • Modern Kitchen with Breakfast Bar • Two Double Bedrooms • Ensuite • Modern Bathroom • Garage • Sought After Location

Contact Us...

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This stylish two-bedroom first floor flat is situated in a fantastic location, offering an excellent blend of comfort, convenience, and modern living. Perfect for professionals, couples, or small families, the property offers a range of appealing features throughout.
Upon entering, you'll find a spacious open-plan kitchen and living area that creates a light, airy atmosphere, ideal for both relaxation and entertaining. The kitchen has space and plumbing for a washing machine and equipped with good-quality appliances including a fridge/freezer, oven, stainless steel one-and-a-half bowl sink and drainer, a gas hob, and an extractor fan. These features ensure a fully functional, contemporary space for preparing meals and doing laundry, all within easy reach of the living room.

Bedroom one is a generously-sized room, featuring dual aspect windows that allow natural light to flood the space, enhancing its sense of openness. The room also benefits from an en-suite shower room, providing added convenience and privacy. The en-suite includes a shower cubicle, low-level WC, and a wash hand basin, offering everything you need for a quick refresh or an evening wind-down.

The second bedroom is equally well-sized, making it perfect for use as a guest room, office, or additional bedroom depending on your needs. The family bathroom, located just off the hallway, offers a relaxing space to unwind, featuring a full-size bath, low-level WC, and wash hand basin.
The property also benefits from intercom access, providing an extra layer of security and ease of entry. The stairs to the ground floor offer direct access to the garage, while the location itself is highly sought after, providing easy access to local amenities, transport links, and green spaces.

Overall, this flat combines modern design with practical living spaces in a location that balances tranquillity with convenience, making it a fantastic place to call home. Whether you're entertaining guests in the open-plan living area, enjoying a peaceful night's sleep in the well-sized bedrooms, or taking advantage of the great local amenities, this flat offers everything you need for contemporary living.

BEDROOM 1 - 11’07” x 10’03” (3.53m x 3.12m)

EN-SUITE - 8’0” x 6’05” (2.43m x 1.83m)

BEDROOM 2 - 11’07” x 7’03” (3.53m x 2.21m)

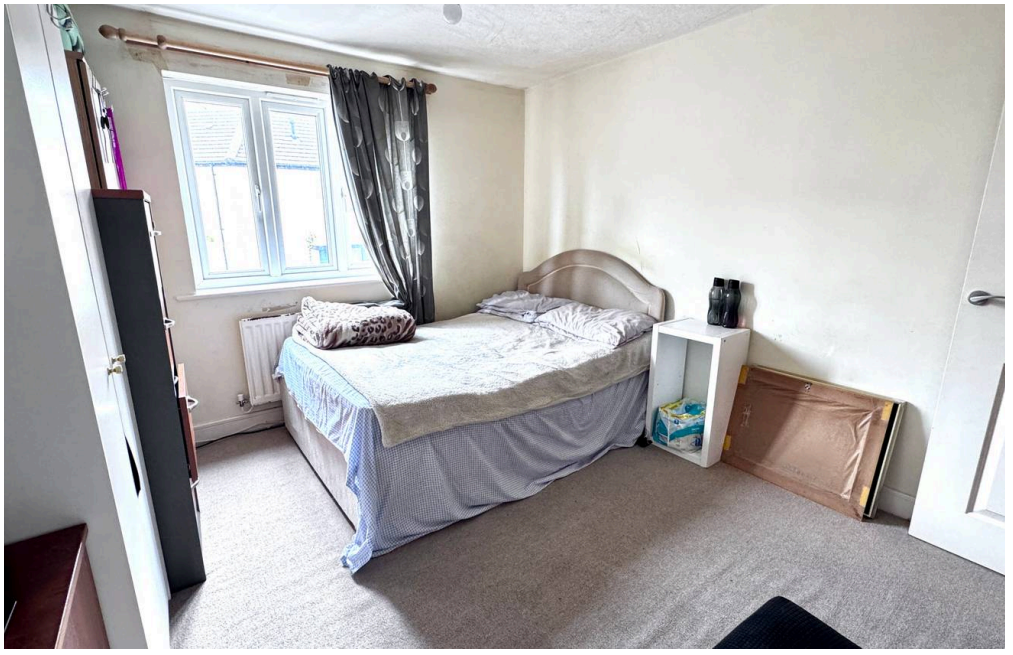
BATHROOM - 6’08” x 7’02” (1.85m x 2.14m)

KITCHEN / LOUNGE - 22’03” x 10’07” (6.78m x 3.23m)



Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.





IMPORTANT INFORMATION

Broadband Speed Superfast 80 Mbps (According to OFCOM)

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

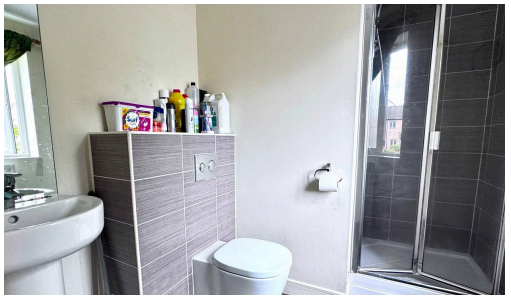
Mains Gas, electric, water and sewerage supplied

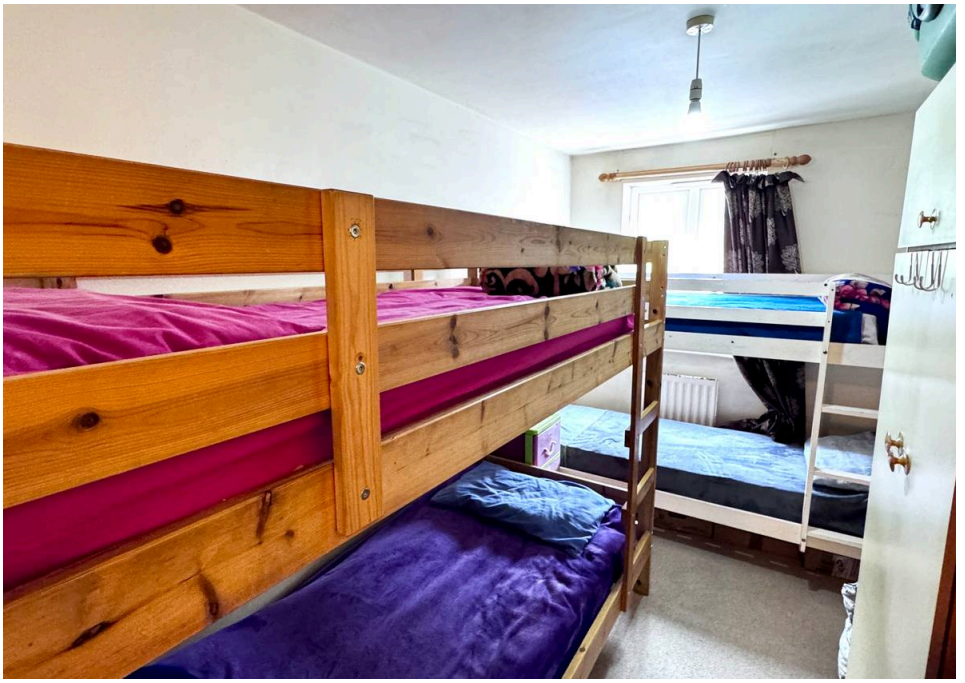
The property is leasehold (125 years from 2009)

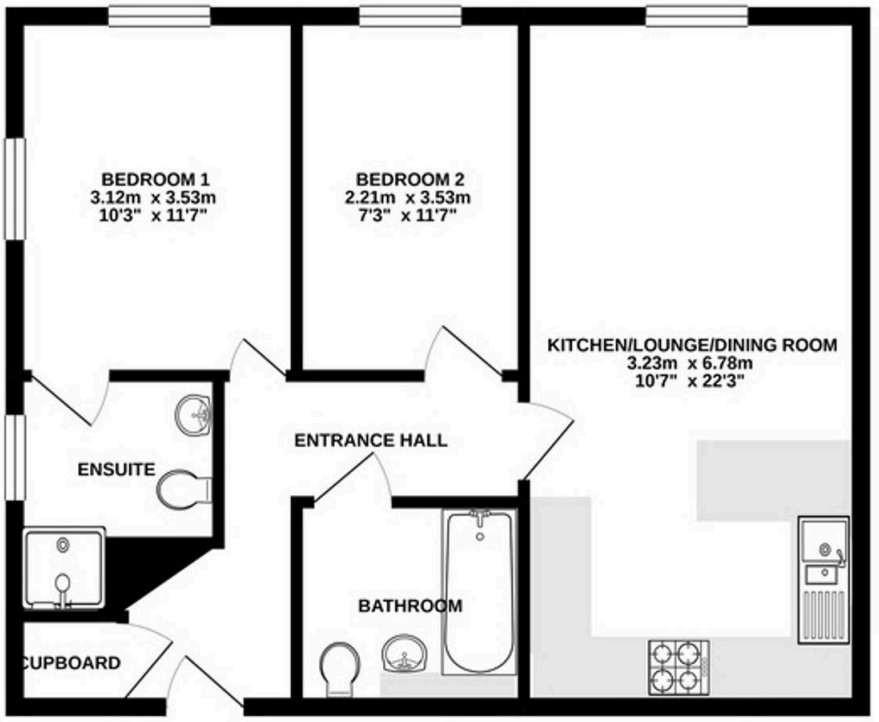
Service Charge £1360 p/a

Ground Rent £250 p/a









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.

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