



**Connells**

Orchard End  
Newton Abbot

# Orchard End Newton Abbot TQ12 1LD

for sale offers over  
**£425,000**



## Property Description

*Only 3 out of 5 Plots Remaining!*

*An exclusive development of just five new homes, Orchard End is beautifully positioned at the end of Gothic Road, close to the heart of Newton Abbot. Built by a well-regarded local developer, this exclusive crescent-shaped collection of properties enjoys an elevated setting with far-reaching views over the town towards Highweek and the Teign.*

*Orchard End has been thoughtfully designed with family living in mind. On the ground floor, a spacious living room at the front of the home takes full advantage of the lovely views. To the rear, a well-appointed kitchen/diner features integrated appliances, including a Bosch oven, Bosch combi Microwave oven, Bosch extractor and hob, Integrated Dishwasher and Fridge/freezer and opens directly onto the rear garden - ideal for entertaining and enjoying time with family and friends. A convenient downstairs WC and Utility room complete the ground floor layout.*

*Outside, steps lead from the garden to an additional large garden area and on to a communal orchard, offering a peaceful retreat and commanding views across the valley.*

*Upstairs, the first floor offers four generously sized bedrooms and a modern family bathroom complete with a double shower including rain shower. The master bedroom benefits from its own en-suite shower room adding a touch of luxury to this beautifully crafted home.*

*Orchard End offers a rare opportunity to secure a high-quality home in a quiet, established setting with outstanding natural views - all just a short distance from Newton Abbot town centre.*

*Please Call now to avoid disappointment.*

## Room Measurements (feet)

### Ground Floor

Lounge - 11.28 x 15.87  
Kitchen/Diner - 23.09 x 9.94  
Utility - 5.15 x 9.94  
WC - 2.98 x 5.41  
Garage - 9.51 x 18.04

### First Floor

Bedroom 1 - 11.35 x 14.59  
En-Suite  
Bedroom 2 - 11.35 x 11.35  
Bedroom 3 - 10.10 x 12.36  
Bedroom 4 - 9.28 x 9.38 plus door recess  
Bathroom - 7.41 x 5.90

## Spec Detail

### Kitchen

- by Howdens - Clerkenwell base units and Hockley wall units
- Push to open wall units
- Bosch oven/hob and microwave oven
- 70/30 fridge freezer & Dishwasher

### Bathroom

- Shower/bath with screen
- Rain shower
- Additional Shower with slider
- Vanity unit
- Toilet with concealed cistern

### Utility

- Sink
- Plumbing for washing machine
- Space for two other undercounter appliances

### General

- Wood effect LVT plank flooring to hall/WC/Kitchen/diners & bathrooms. Carpet elsewhere
- Garages insulated
- Ideal Standard Gas boilers and plumbed for Air Source Heat Pumps

### External

- Anthracite driveways
- Porch canopies
- Gardens will be landscaped with patio/turf

### Disclaimers

Images shown relate to Plot 5, for specific information relating to your chosen plot please speak to our team.

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





**Ground Floor**



**First Floor**

Total floor area 132.9 m<sup>2</sup> (1,430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
NEWTON ABBOT TQ12 2JW

EPC Rating:  
Exempt

**view this property online [connells.co.uk/Property/NAB313316](http://connells.co.uk/Property/NAB313316)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: NAB313316 - 0010

