



## Kingsteignton

2x  1x 

ENERGY RATING C76

- Virtual Tour Available
- Well-Presented Mid-Terraced Home
- 2 Double Bedrooms
- Lounge, Kitchen/Diner & Shower Room
- Conservatory

- Driveway Parking & Further Parking Space
- Enclosed Level Rear Garden
- Popular Cul De Sac Location
- Convenient For Rydon Primary School
- Close To Bus Route

**Guide Price:**  
**£230,000**  
FREEHOLD

# 82 Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS

A modern and well-presented mid-terraced home in a sought-after cul-de-sac location. The accommodation comprises two double bedrooms, lounge, small conservatory, kitchen/dining room and a shower room/WC. Gas central heating and uPVC double glazing are installed and outside there is driveway parking along with an allocated parking space and an easy to maintain rear garden. The property will make an ideal first purchase, family home or investment for letting and internal viewings come highly recommended.

## Accommodation:

A composite, multi-obscure double-glazed entrance door with entrance porch and uPVC obscure double-glazed door to the lounge which has a uPVC double-glazed window to front and stairs to first floor with storage cupboard under. A door leads to the kitchen/dining room which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob with spaces for fridge/freezer, washing machine and tumble dryer, wall mounted gas boiler, uPVC double-glazed window and uPVC double-glazed sliding patio doors to the conservatory. The conservatory is uPVC double glazed with sliding patio doors to the rear garden. Upstairs on the first floor the landing has access to loft, bedroom one has a uPVC double-glazed window to rear and bedroom two has a uPVC double-glazed window to front. The shower room comprises a shower cubicle, low-level WC, pedestal wash basin, extractor fan and storage cupboard.

## Outside:

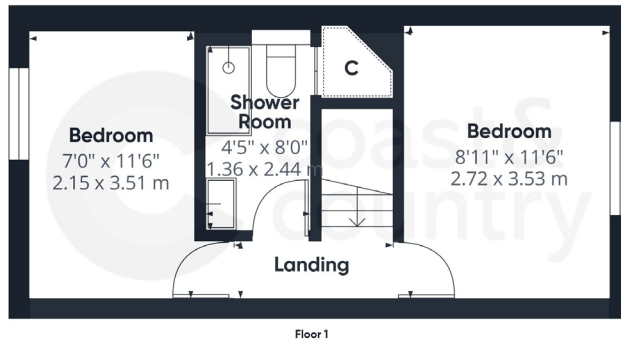
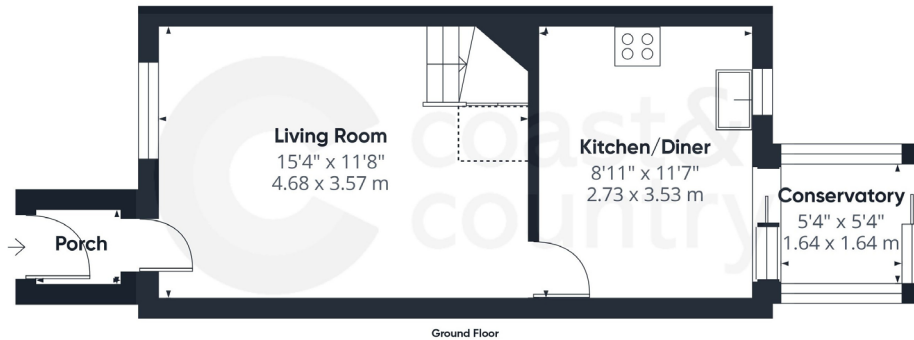
Outside to the front there is a small lawned area and the rear garden is enclosed with a small level lawn, well stocked flower and shrub borders and timber store. Gate and path leads to small resident's car park with additional allocated parking space.

## Parking:

Driveway providing off-road parking for one car and additional allocated parking space in car park close by.

## Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right onto Longford Lane. Take the 7th right into Rydon Road and take the 4th left into Orchid Vale.



### Approximate total area

570 ft<sup>2</sup>  
53 m<sup>2</sup>

### Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.