



Kingsteignton

3x 1x

ENERGY
RATING
C71

- Video Walk-through Available
- Well-Presented Semi-Detached House
- 3 Bedrooms
- Open Plan Living Space & Dining Room
- Contemporary Kitchen
- Family Bathroom
- Front & Rear Gardens
- 2 Off-Road Parking Spaces & EV Charger
- Cul De Sac Position
- Popular Residential Location

Guide Price:
£260,000
FREEHOLD

41 Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

41 Orchid Vale, Kingsteignton, Newton Abbot, TQ12 3YS

A well-presented, three-bedroom semi-detached home, perfectly situated in the desirable Orchid Vale area of Kingsteignton, offering comfortable living and convenient access to local amenities. This delightful property is ideal for those seeking a well-maintained residence within a friendly community. The home is powered by mains gas with efficient gas central heating, ensuring warmth throughout the year. It also benefits from a mains electric and water supply, alongside access to cable broadband.

Kingsteignton boasts excellent local shops, schools, and recreational facilities, with Newton Abbot town centre and its mainline railway station just a short drive away, providing connections to Exeter and beyond.

The Accommodation:

Upon entering, you are greeted by a welcoming entrance leading into a bright and inviting living room, offering ample space for both relaxation and entertaining. The ground floor flows seamlessly into a dining room with sliding patio doors providing access to the rear garden, and a well-appointed kitchen, designed for practicality and featuring modern fittings and finishes.

Ascending to the first floor, you will find three comfortable bedrooms, each providing a peaceful retreat. The property benefits from a tastefully designed family bathroom, ensuring convenience for all residents.

Parking:

Benefit from the ease of off-street parking with an owned parking space at the front of the property and an EV charging point, with an additional owned parking space for the property in an adjacent residential car park.

Gardens:

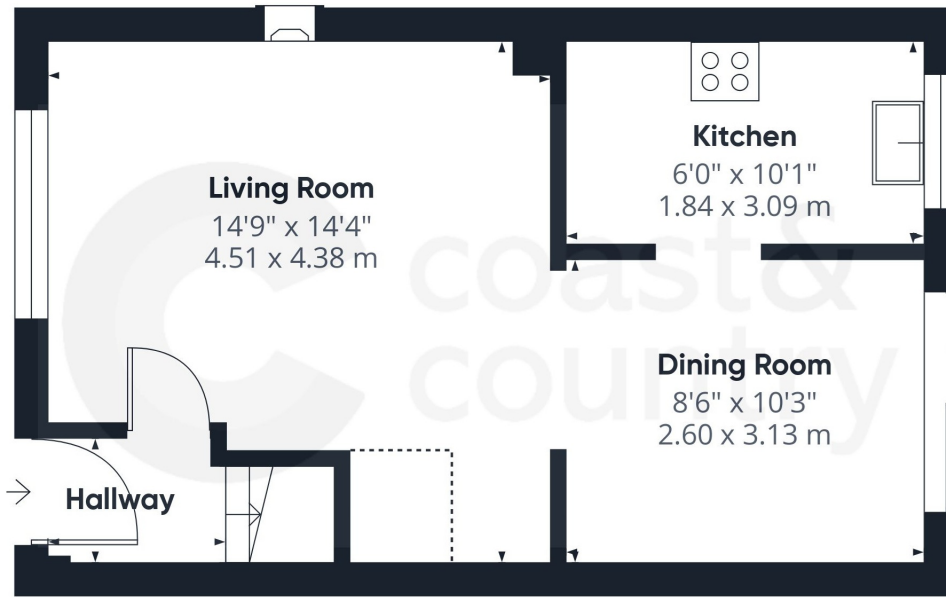
To the front, the property features a lawned area bordered by flower beds containing a variety of mature shrubs and paved steps to the front door. A paved path leads to a side gate providing access to an enclosed, tiered rear garden with decking, patio and lawned area, providing a private outdoor sanctuary perfect for enjoying the warmer months, gardening, or outdoor dining.

Directions:

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



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Ground Floor

Approximate total area

687 ft²
63.8 m²

Reduced headroom

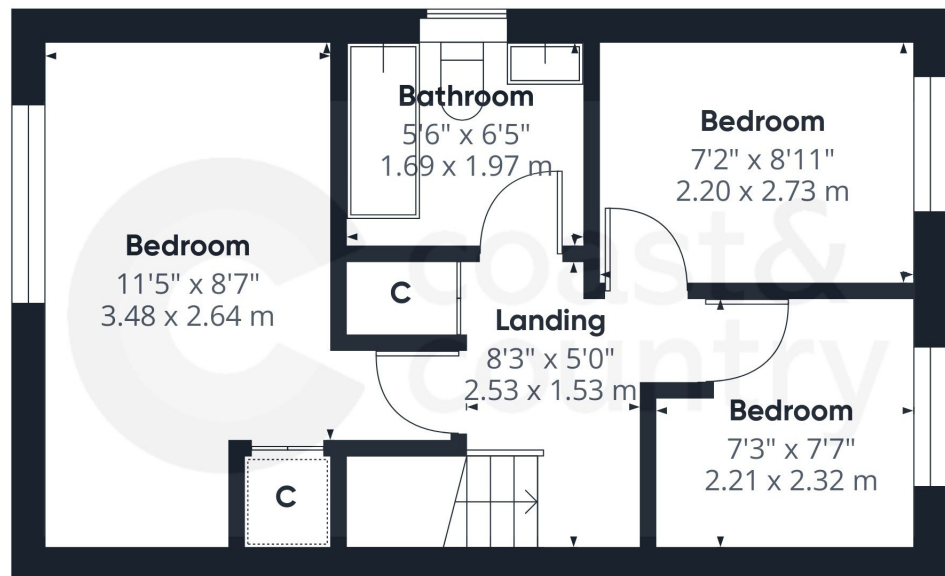
9 ft²
0.8 m²

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



Floor 1

Agents Notes:

Council Tax: Currently Band

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

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.