



Beautifully presented semi detached house in Kingsteignton

5 Orchid Vale | Newton Abbot | TQ12 3YS





PROPERTY TYPE

Semi Detached House



SIZE

892 Sq Ft



LOCATION

Kingsteignton



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

TBC



COUNCIL TAX BAND

C



in a nutshell...

- Three bedrooms
- Lounge with wood burning stove
- Modern kitchen/diner
- Utility room and downstairs WC
- Converted garage with ensuite facilities
- Lovely low maintenance garden
- Driveway parking for three cars
- Two sheds, ideal for storage and hobbies
- Popular residential location





the details...

A beautifully presented three bedroom semi detached house situated in Kingsteignton, offering well proportioned accommodation, attractive outdoor space and the added benefit of a detached garage conversion with ensuite facilities. The property is in lovely condition throughout, making it an appealing home for families, first time buyers or those looking for additional versatile space.

Upon entering, you are welcomed into a spacious lounge which provides a comfortable and inviting setting for relaxing with family or entertaining friends. The wood burning stove creates an attractive focal point, adding warmth and character to the room. To the rear, the modern kitchen diner offers a stylish and practical space, with ample room for cooking, dining and enjoying everyday family life. A separate utility room provides further convenience and helps keep the main kitchen area uncluttered. Completing the ground floor is a useful downstairs WC.

Upstairs, the property offers three well presented bedrooms, comprising two generous doubles and a good sized single bedroom. The principal bedroom benefits from fitted wardrobes, providing useful built in storage, while the remaining bedrooms offer flexibility for children, guests or a home office. A modern family bathroom completes the first floor accommodation.

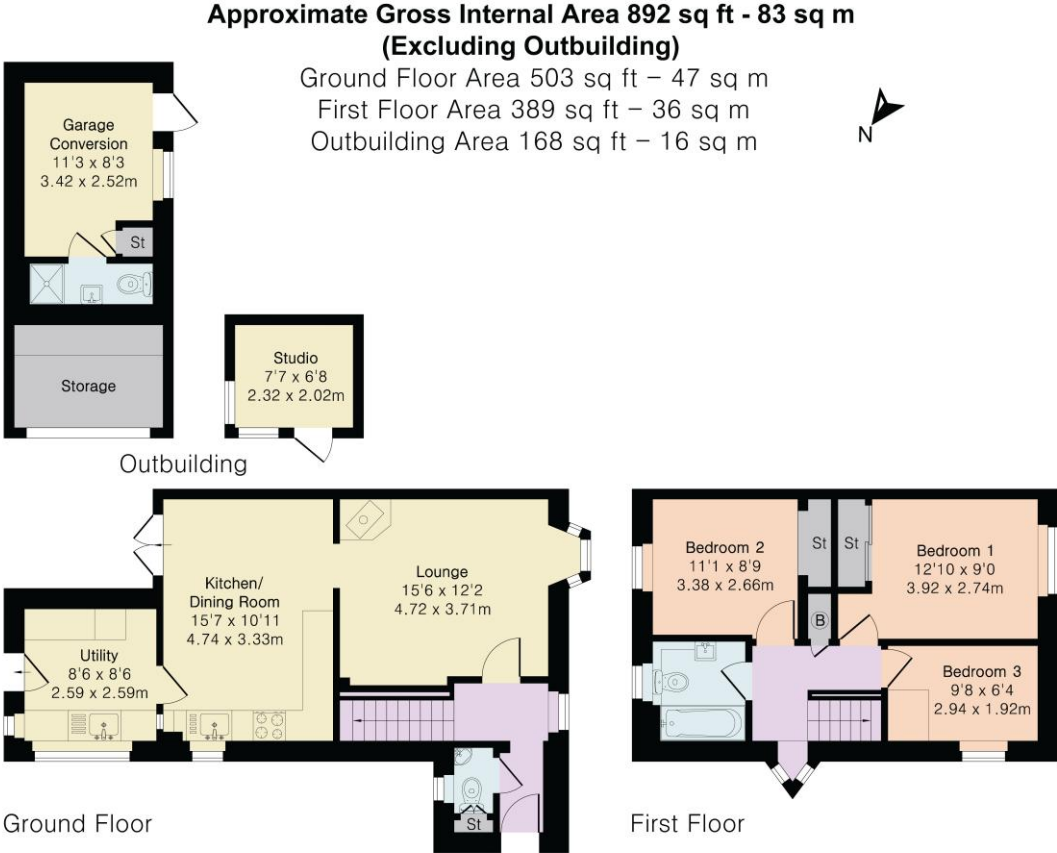
Outside, the property enjoys a lovely garden which provides an attractive space to relax and enjoy the warmer months. An undercover area creates a particularly useful spot for outdoor dining, entertaining or simply enjoying the garden whatever the weather. Two sheds provide additional storage for gardening equipment and outdoor essentials.

The detached garage has been converted to create a versatile additional room with its own ensuite, alongside a separate storage area. This offers excellent flexibility and could lend itself to a variety of uses, including a home office, gym, hobby room, studio or guest accommodation.

To the front, a driveway provides off street parking for up to three vehicles, adding further practicality to this appealing home. With its spacious living areas, modern presentation, attractive garden and flexible additional accommodation, this is a lovely property offering a great deal for a variety of buyers.



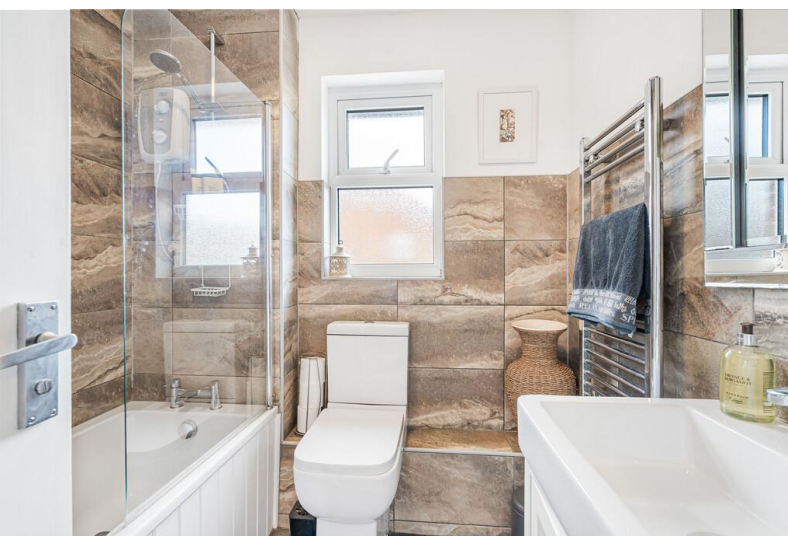
the floorplan...



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the location...

Kingsteignton is a popular residential town on the outskirts of Newton Abbot, offering a good range of local amenities and facilities for everyday needs. The town has a selection of shops, supermarkets, cafés, pubs and takeaways, together with medical facilities and other useful services.

Families are well catered for with local primary schools, including Kingsteignton School, and Rydon Primary School, while secondary education is available at Teign School which is also within walking distance of the property.

The town is well placed for commuters, with convenient access to the A38 and A380, providing connections towards Exeter, Plymouth and Torbay. Regular bus services link Kingsteignton with Newton Abbot and surrounding towns, while Newton Abbot railway station offers mainline services to Exeter, Plymouth and London.

For leisure, there are local parks, playing fields and the community swimming pool, with the scenic Hackney Marshes Nature Reserve nearby, offering pleasant walks and opportunities to enjoy the surrounding countryside. The beautiful beaches of Teignmouth and the open landscapes of Dartmoor are also within easy reach, making Kingsteignton an appealing location for those seeking a balance of convenience and outdoor recreation.





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