

Connells

Orchid Vale
Kingsteignton Newton Abbot

Orchid Vale
Kingsteignton Newton Abbot TQ12 3YS

for sale offers in the region of
£200,000







Property Description

Situated within the popular residential area of Orchid Vale in Kingsteignton, this two bedroom terraced property offers well-proportioned accommodation, off-road parking for two vehicles and an enclosed rear garden. Providing an excellent opportunity for first-time buyers, those looking to downsize or investors, the property is conveniently positioned for access to local amenities and transport connections.

Upon entering the property, you are welcomed into a generously sized lounge. The room benefits from a front-facing window, allowing plenty of natural light, together with wood-effect flooring and a staircase leading to the first floor. Its practical layout provides ample space for comfortable seating and everyday living. Positioned towards the rear of the property is the kitchen/dining room. Offering space for a dining table, the room features fitted kitchen units, work surfaces and an inset sink. A rear-facing window overlooks the garden, while sliding patio doors provide direct access to the outside space, making it ideal for everyday living and entertaining.

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom.

Externally, the property offers off-road parking to the front, providing a practical benefit for prospective purchasers.
To the rear is an enclosed, low-maintenance garden, predominantly laid to patio. The outside space provides an ideal setting for garden furniture or outdoor dining.

Front Of The Property
Driveway parking for two vehicles. uPVC door directly into the property.

Lounge
15' 7" x 11' 11" (4.75m x 3.63m)
Double glazed window to the front of the property, understairs storage cupboard, stairs to the first floor and a wall mounted radiator.

Kitchen
11' 11" x 9' 1" (3.63m x 2.77m)
Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, oven, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, wall mounted radiator and sliding patio doors to the rear garden.

First Floor
Loft hatch.

Bedroom One
11' 11" x 9' 1" (3.63m x 2.77m)
Double glazed window to the rear of the property and a wall mounted radiator.

Bedroom Two
11' 10" x 7' 2" (3.61m x 2.18m)
Double glazed window to the front of the property and a wall mounted radiator.

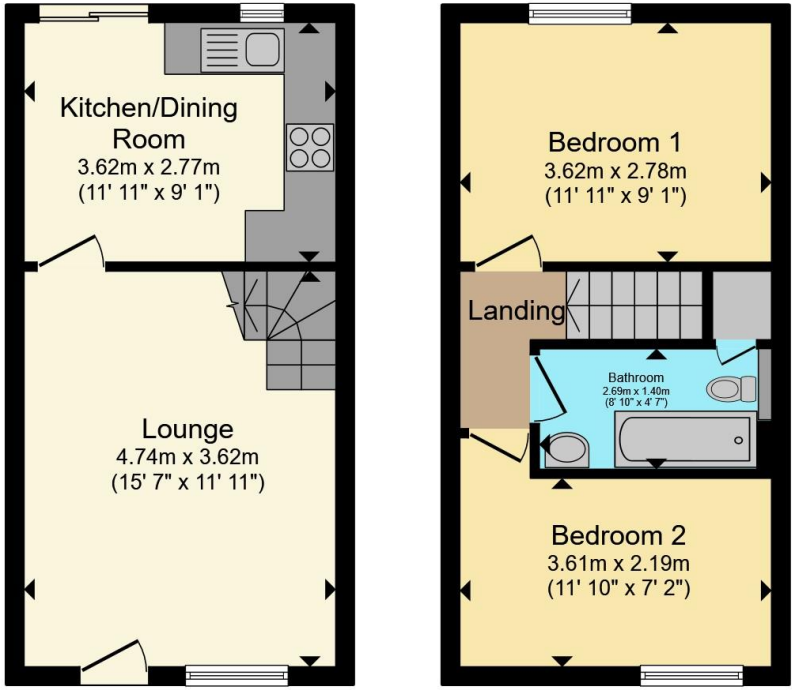
Bathroom
Bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted radiator.

Rear Of The Property
Enclosed rear garden which is laid to patio and offers a low maintenance upkeep. A timber shed offers additional storage and a rear gate leads to an access lane.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 53.9 m² (581 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

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EPC Rating: D

Council Tax Band: B

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Tenure: Freehold

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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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