



- End of Terrace
- Good Size Lounge
- New Modern Kitchen
- Dining Room
- Three Bedrooms
- Bathroom
- Low Maintenance Garden
- Allocated Parking
- Situated in a Cul-De-Sac
- Redecorated Throughout

Our View "An ideal property for first time buyers offered for sale with no onward chain"

A recently refurbished three-bedroom end of terrace house, situated at the end of a popular cul-de-sac, close to the local amenities and within walking distance of the schools. The property is offered for sale in good condition throughout and with no onward chain. There are new carpets, new flooring and a new kitchen with built in appliances.



The accommodation comprises of an entrance hall, lounge, dining room, new fitted kitchen, three bedrooms and a family bathroom. Outside there is a low maintenance garden and allocated parking. The property benefits from gas central heating and UPVC double glazing throughout.

On approaching the property, there is a covered storm porch with a front door taking you into the entrance hall with stairs rising to the first floor landing, radiator, and door through to the lounge.

The spacious lounge is a good size with a window to the front aspect, USB socket, radiator and an open archway taking you into the dining room.

The dining room has a radiator, wood effect flooring and sliding patio doors taking you out to the garden. A further arch way provides takes you into the newly fitted kitchen.

The kitchen has a range of modern grey shaker style wall and base level kitchen units, soft closing drawers, work surfaces with tile splash backs, a stainless-steel sink unit, a window to the rear aspect and a built in oven with a four ring electric hob and concealed extractor hood above. There is space for tall fridge freezer, space and plumbing for a washing machine and wood effect flooring. A matching cupboard houses the gas fired boiler.

The first-floor landing has a loft hatch providing access to the roof space and an airing cupboard housing the hot water cylinder with slatted shelving.

Bedroom one is a good size double bedroom with a window to front aspect, radiator and a built-in over stairs storage cupboard.

Bedroom two is another double with a radiator and window to the rear aspect.

Bedroom three is a single room with a radiator and window to the rear aspect.

The family bathroom has a panelled bath with shower unit above, fitted shower screen, low flush WC, pedestal wash hand basin, part tiling to walls, radiator, wood effect flooring, extractor fan and an obscure glazed window to the side aspect.

Outside to the rear of the property there is a lovely low maintenance fully enclosed garden. The garden is laid to Astro turf with a decked terrace providing a great space to sit out, relax, or entertain. The garden is bordered by timber fencing and trellis with a side gate and paved pathway providing access to the side and front.

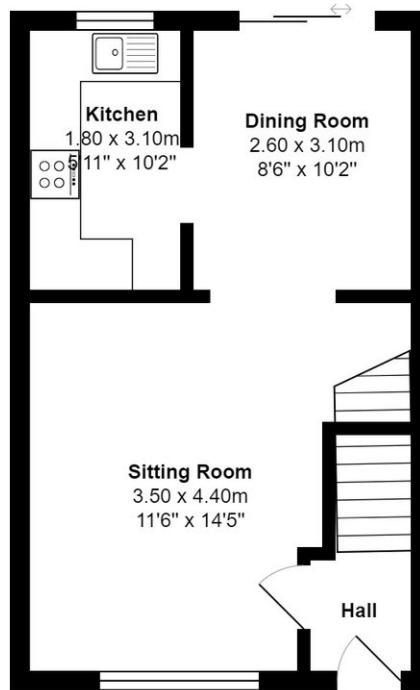
Allocated parking can be found in the resident's car park with the parking for this house immediately by the garden.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,012.73

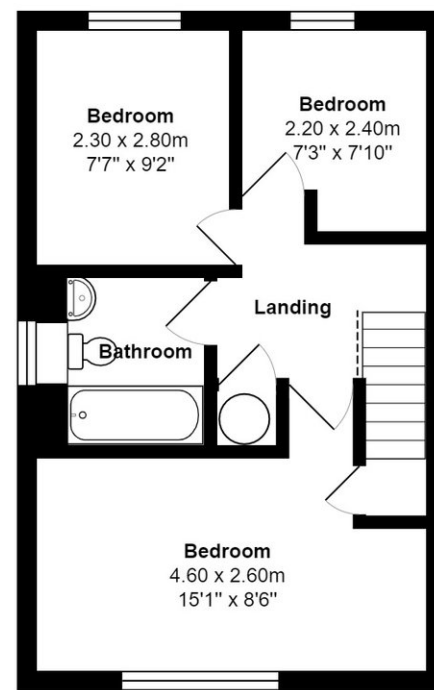


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



First Floor

45 Orchid Vale, Kingsteignton
 Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Orchid Vale, Kingsteignton, Newton Abbot

Ref: WNA-8799446

Tenure: Freehold

01626 364900

£259,950

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