



Modern beautifully presented & spacious Detached Family Home. Lovely rear Sun Terrace & Garden, modern Kitchen Breakfast Room with Utility & Cloakroom, Conservatory Dining, Living Room, 4 Bedrooms, En-suite Shower, Bathroom & Cloakroom, Driveway Garage and Parking

16 Orleigh Avenue | Newton Abbot | TQ12 2TP





PROPERTY TYPE

Detached House
Freehold



SIZE

1,354 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1 Family Bathroom,
Cloakroom & 1 En-suite



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

69 (C)



COUNCIL TAX BAND

E



in a nutshell...

- Extended Detached Family Home
- Spacious Living & Dining
- Sun Terrace & Rear Garden
- Kitchen Breakfast Room
- Conservatory Dining
- 4 Bedrooms
- En-suite, Bathroom & Cloakroom
- Garage & Parking
- Popular Location
- Close to local Town





the details...

Check out this stunning, new to the market, modern, detached, extended family home with four bedrooms, master ensuite, an integral garage, parking and an enclosed rear garden, in a quiet yet convenient location, a short walk from the shops, parks and amenities in the popular market town of Newton Abbot.

A block-paved driveway provides parking for three cars, beside a neat front lawn with several ornamental trees, and leads to the entrance.

Inside, it is beautifully presented with light and neutral decor throughout complimented by solid-oak internal doors, and it feels warm and welcoming with gas central heating and double glazing.

The entrance hallway has a tiled floor and a staircase to the first floor, and a door into a good-sized living room which is filled with light from a bay window to the front. It has an under-stairs cupboard and a fireplace with a flame-effect electric heater making a nice feature and focal point for the room.

The kitchen/breakfast room is superb with a beautiful, tiled floor and a modern fitted kitchen in oak with elegant solid-granite worktops, tiled splashbacks. Well-equipped too, it has a fabulous range oven providing the excellent cooking facilities, with a wide filter hood above, a composite one and a half-bowl sink with a mixer tap, and an integrated dishwasher, and fridge/freezer, and it flows into the superb dining room extension with windows and French doors to the garden, a perfect venue for a dinner party or a family celebration. A separate utility room off the kitchen has a work top, plumbing for a washing machine and tumble dryer (both included in the sale), a door to the garden, and a convenient ground floor cloakroom with a hidden-cistern WC and vanity unit.

Upstairs, the master bedroom is an excellent double with a suite of fitted bedroom furniture, an airing cupboard above the stairs, and an ensuite shower room. There are three further light and airy bedrooms, two fabulous doubles and an L-shaped single, also used as a study, and a family bathroom contains a white suite, with a contrasting black quartz tiled floor, comprising of a bath with a shower over, a WC, a vanity unit with a full-width mirror above and storage for toiletries.

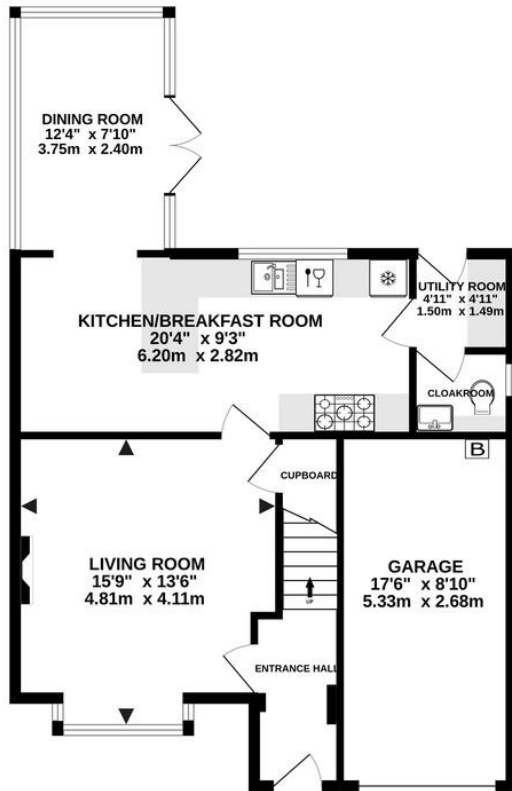
A hatch in the landing ceiling provides access to the loft space where there is a drop-down ladder for convenience.

Outside, the rear garden is a generous size, is beautifully maintained, and is fully enclosed making it safe for both children and pets. There is a healthy level lawn, a terrace of paving and an extensive terrace of composite decking with a dwarf wall and feature LED lighting, making a fabulous venue for entertaining, be it alfresco dining or a BBQ.

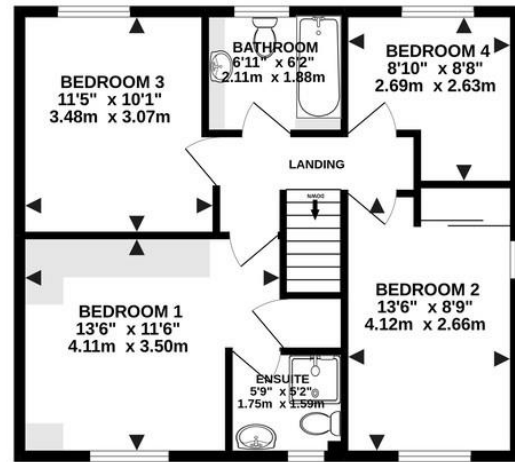


the floorplan...

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

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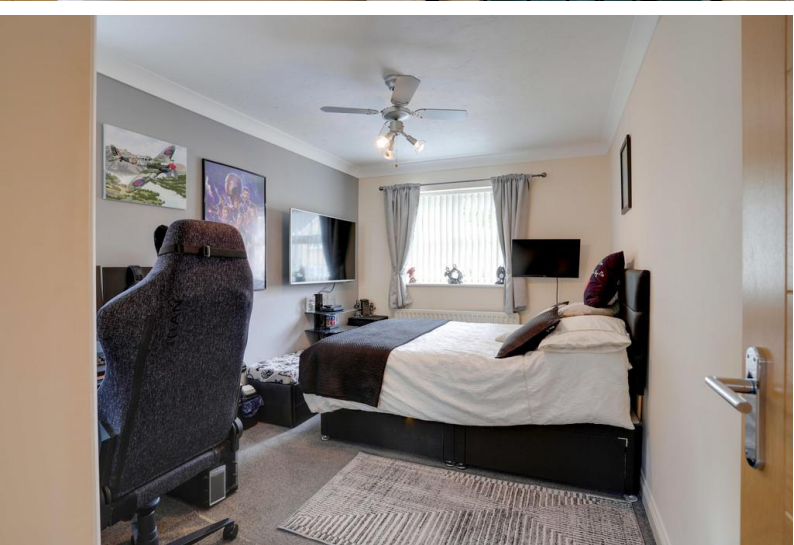
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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Sainsbury's Local 0.7 mile
Town Centre: Newton Abbot 0.7 mile
Supermarket: Asda 1 mile

Relaxing

Beach: Teignmouth 6.9 miles Park:
Powderham Park: 0.4 mile
Newton Abbot Leisure Centre: 1.2 miles
Dainton Golf Club: 3.3 miles

Travel

Train station: Newton Abbot 1.1 miles Main travel link: A380
1.2 miles Airport: Exeter Airport 21 miles

Schools

Bradley Barton Primary School: 2 miles
Coomeshead Academy: 1.5 miles
Newton Abbot College: 1.2

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 2TP

how to get there...

From our office in Newton Abbot, Head west on Queen St towards Lemon Rd, Turn right onto Lemon Rd, Continue onto Marsh Rd, Turn left onto The Avenue/B3195, At the roundabout, continue straight onto Jetty Marsh Rd/A383, At the roundabout, continue straight onto W Golds Rd, Turn left onto Orleigh Ave.





Need a more complete picture? Get in touch with your local branch...

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