

17 Orchid Vale, Kingsteignton - TQ12 3YS

£315,000 Freehold

CHAIN FREE • Detached house • Great Location • Front & rear gardens • Off road parking • Downstairs Cloakroom • Utility room • Kitchen/Diner • Three bedrooms • Lounge


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Newton Abbot TQ12 2JL



The front door opens into a spacious hallway, providing access to the downstairs WC and living room, with stairs to the first floor.

The downstairs cloakroom consists of low-level WC, wash hand basin, radiator and side aspect obscure window.

The carpeted lounge is neutrally decorated with Graphite coloured carpets, graphite coloured vertical radiators and a window to the front. There is a storage cupboard under the stairs and French doors opening into the kitchen/diner.

The kitchen consists of a range of black high gloss wall and floor units with their contrasting white quartz worktops. Built in appliances include Charcoal matt sink with drainer and mixer tap, electric double oven, four burner ceramic hob, extractor fan, dishwasher, and an integrated fridge.

The dining area is a good size with a graphite vertical radiator and French doors opening out to the rear garden.

The utility room is entered from the kitchen through an attractive archway, with plumbing for a washing machine and spaces for a tumble dryer and upright fridge freezer. A large cupboard houses the boiler.

There are two doors in the utility, one to the rear garden and the other to the garage. The single garage has electrics and water.

The stairs are neutrally carpeted and lead up to the first floor landing with a window giving plenty of light and access to the loft hatch. There are doors to the three bedrooms, family bathroom, and a useful airing cupboard.

All of the bedrooms are carpeted, bedroom one is a double and has built in wardrobes with mirrored doors, bedroom two is a double and bedroom three is a good size single.

The contemporary bathroom has a tiled floor, tiled walls and a modern white bathroom suite comprising p-shaped bath with overhead shower and glass screen, wall mounted wash hand basin and low-level WC. An obscure window looks to the rear of the property.

Measurements

Living room - 12'4 x 13'1 (3.76m x 4.00m)

Kitchen/Diner - 15'7 x 10'10 (4.74m x 3.30m)

Utility - 6'2 x 8'8 (1.89m x 2.64m)

Cloakroom - 6'6 x 2'9 (0.84m x 1.99m)

Bedroom - 8'10 x 12'10 (2.70m x 3.90m)

Bedroom - 8'8 x 11'00 (2.65m x 3.36m)

Bedroom - 6'7 x 9'6 (2.00m x 2.90m)

Bathroom - 6'7 x 6'8 (2.00m x 2.04m)



Useful Information

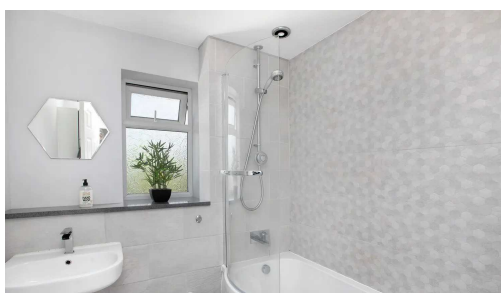
Teignbridge Council Tax Band D
(£2264 per year)

EPC Rating - C

Broadband Speed - Ultrafast 1000
Mbps (According to OFCOM)

Gas, water and electric Supplied

The property is freehold

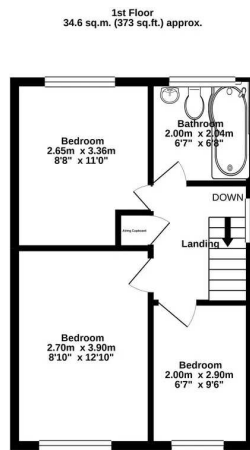
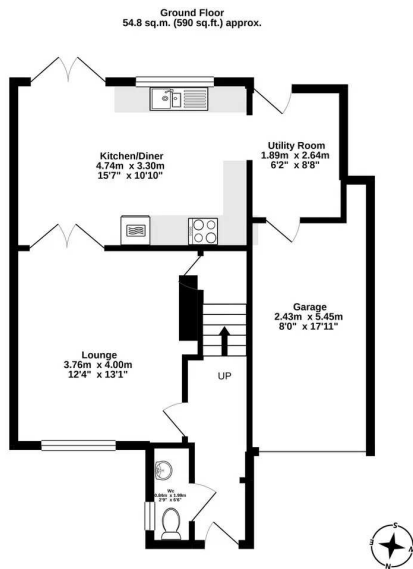


Front Garden

The front garden is a large gravelled area with a long planter and a range of plants and shrubs.

Rear Garden

The rear garden has a large slabbed patio area over two levels, with steps down to a large lawn, long planter and trees and shrubs. The garden is fully enclosed with stone walls and fences and a garden gate offers access to the front garden.

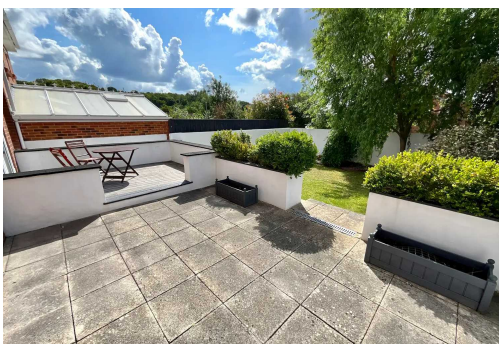


TOTAL FLOOR AREA - 89.4 sq.m. (963 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Blueprints (2020)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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