



85 Orleigh Cross, Newton Abbot

£160,000 Leasehold

- **CHAIN FREE**** • Ground Floor Flat • Open Plan Living • Two Double Bedrooms • Ensuite • Fully Double Glazed Windows
• Gas Central Heating • Sought after Location • Allocated Parking • Visitor's parking space

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the key to your home



This stylish two-bedroom ground floor flat is situated in a fantastic location, offering an excellent blend of comfort, convenience, and modern living. Perfect for professionals, couples, or small families, the property offers a range of appealing features throughout.

Upon entering, you'll find a spacious open-plan kitchen and living area that creates a light, airy atmosphere, ideal for both relaxation and entertaining. The modern kitchen is thoughtfully designed, equipped with high-quality appliances including a built-in washer/dryer, fridge/freezer, oven, stainless steel one-and-a-half bowl sink and drainer, a gas hob, and an extractor fan. These features ensure a fully functional, contemporary space for preparing meals and doing laundry, all within easy reach of the living room.

Bedroom one is a generously-sized room, featuring dual aspect windows that allow natural light to flood the space, enhancing its sense of openness. The room also benefits from an en-suite shower room, providing added convenience and privacy. The en-suite includes a shower cubicle, low-level WC, and a wash hand basin, offering everything you need for a quick refresh or an evening wind-down.

The second bedroom is equally well-sized, making it perfect for use as a guest room, office, or additional bedroom depending on your needs. The family bathroom, located just off the hallway, offers a relaxing space to unwind, featuring a full-size bath, low-level WC, and wash hand basin.

The property also benefits from intercom access, providing an extra layer of security and ease of entry. The ground floor position offers direct access to the exterior, while the location itself is highly sought after, providing easy access to local amenities, transport links, and green spaces.

Overall, this flat combines modern design with practical living spaces in a location that balances tranquillity with convenience, making it a fantastic place to call home. Whether you're entertaining guests in the open-plan living area, enjoying a peaceful night's sleep in the well-sized bedrooms, or taking advantage of the great local amenities, this flat offers everything you need for contemporary living.

MEASUREMENTS

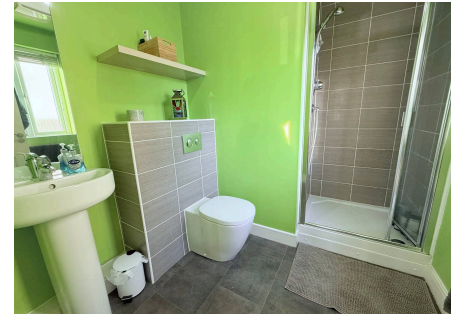
BEDROOM 1 - 10'04" x 10'02" (3.06m x 3.05m)

EN-SUITE - 5'03" x 7'08" (1.53m x 2.16m)

BEDROOM 2 - 11'05" x 7'03" (3.37m x 2.14m)

BATHROOM - 6'08" x 7'02" (1.85m x 2.14m)

KITCHEN / LOUNGE - 22'03" x 10'08" (6.71m x 3.07m)



IMPORTANT INFORMATION

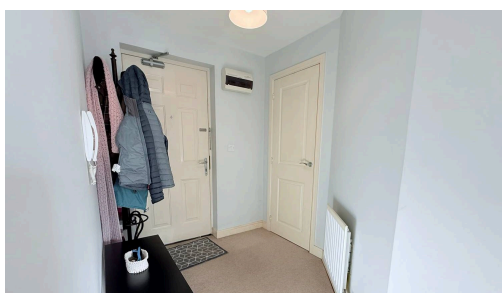
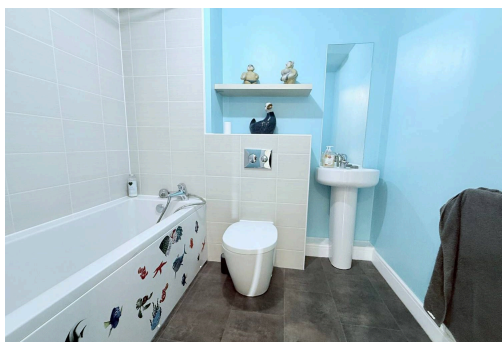
Broadband Speed Superfast 80 Mbps (According to OFCOM)

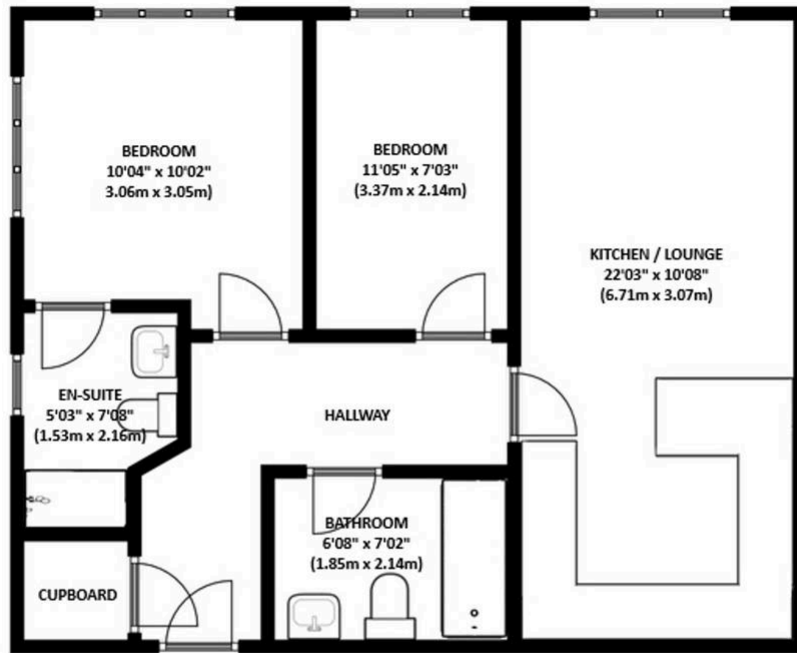
EPC Rating C

Teignbridge Council Tax Band B (£1919.67 per year)

Mains Gas, electric, water and sewerage supplied

The property is leasehold





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 will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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	