



23 Orleigh Cross | Newton Abbot | TQ12 2FX

Guide Price: £240,000

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:
01626 362 246

complete 
INDEPENDENT ESTATE AGENCY

This is a spacious and modern three storey town house with four bedrooms which is situated on the outskirts of the market town of Newton Abbot. The accommodation comprises entrance hallway, open plan dining/kitchen space, utility area, downstairs WC, family bathroom, lounge, four double bedrooms and ensuite shower room.

Orleigh Cross is a modern end of terrace town house which was constructed in 2011 by Redrow. The property is situated on the outskirts of Newton Abbot and would make an ideal family home with good sized bedrooms and social living space. The property is located within easy access to the A38 or into Newton Abbot town centre where there is a range of shops and facilities including schools, doctor's surgeries and the mainline railway station to London Paddington. It is also easy commutable distance to Exeter, Plymouth and the M5 motorway.

The property itself offers accommodation comprising entrance hallway with door leading to an open plan kitchen/dining space. The kitchen area is fitted with an array of modern units. It also includes a range of fitted appliances, including electric oven with grill, gas hob, and integrated fridge/freezer and dishwasher along with full width uPVC double glazed sliding patio doors leading onto the rear garden. There is also a downstairs WC, under stairs storage and utility with space for tumble dryer, washing machine and further appliance.

The first floor accommodation consists of a modern family bathroom, good sized double bedroom which is currently being used as a playroom and a generous sized lounge with a Juliet balcony looking over the rear garden. The landing then leads onto a further staircase leading to three double bedrooms with the master benefitting from fitted wardrobes and an ensuite shower room.

Orleigh Cross also benefits from everything you would expect from a modern property with an NHBC Building Guarantee, uPVC double glazed windows, gas fired central heating and a range of modern fixtures and fittings.

OUTSIDE

The rear garden has been recently altered by the current vendor to include a decked area with inset LED lights. There is also a level lawned area which has recently been replaced for artificial grass for easy maintenance and all year round usage. Also to the rear of the garden a gate can be found giving you access to the allocated parking space and garage which has an up and over door with plenty of space for storage. To the front of the property there is also the added benefit of visitors parking.

FURTHER INFORMATION

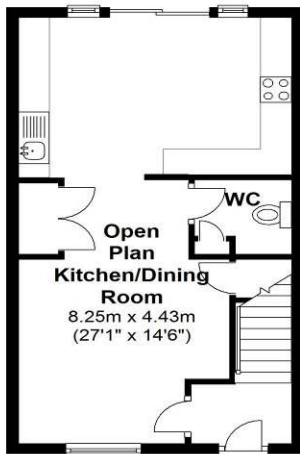
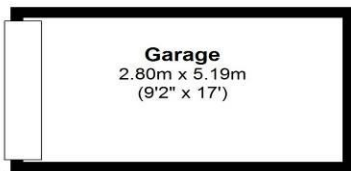
Complete Estate Agents would like to disclose that this property is owned by a member of staff.





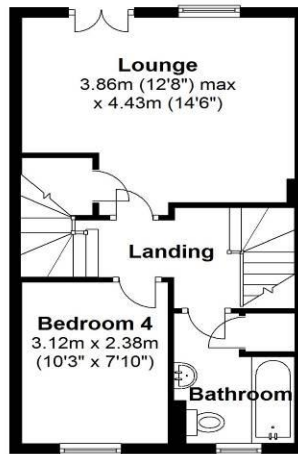
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



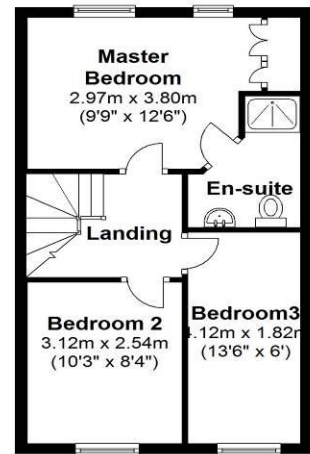
First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Second Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 109.8 sq. metres (1181.5 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Not to scale. All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as a representation by either the Seller or his Agent.

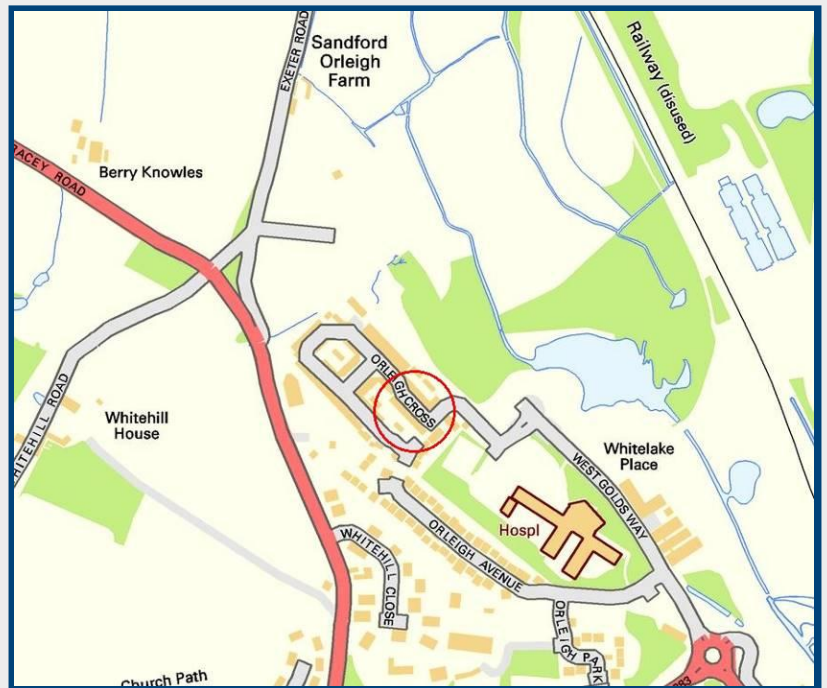
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DIRECTIONS

From B&Q roundabout take the exit sign posted Bovey Tracey/Ashburton passing B&Q on your right hand side, at the next roundabout take the second exit towards Newton Abbot Hospital, passing the Hospital, follow the road around and turn right into Orleigh Cross, continue into the estate bearing around to your left where you will find number 23 on your left hand side.

LOCATION

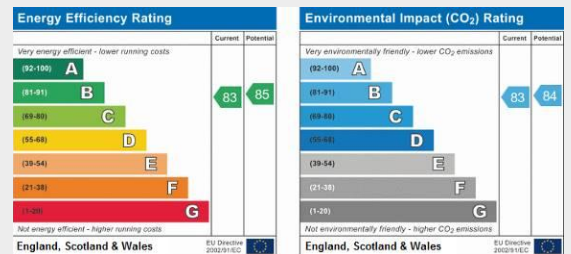
The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station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



ADDITIONAL INFORMATION

LOCAL AUTHORITY Teignbridge District Council
COUNCIL TAX BAND D
TENURE Freehold
POSTCODE TQ12 2FX
VIEWING Strictly by appointment with Complete on 01626 362 246

For further information please refer to www.communities.gov.uk



AGENT'S NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.



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