



CHECK OUT this modern, semi-detached FAMILY HOME. 3 Bedrooms, Living Room, Kitchen Dining Room, En-suite Shower, Bathroom, Cloakroom & enclosed rear garden. Garage & Parking. Ideal FIRST HOME or Buy To Let Investment. Well-presented throughout. NO CHAIN.

28 Orchard Grove | Newton Abbot | TQ12 1FZ



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

771 sq ft



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

C (79)



COUNCIL TAX BAND

C



### in a nutshell...

- 3 Bedrooms
- NO ONWARD CHAIN
- Kitchen/Dining + doors to the Garden
- Light and airy Living Room
- En-suite Shower, Bathroom & Cloakroom
- Buy to Let Investment
- GREAT FIRST TIME HOME
- Garage and Parking
- Close to Shops, Schools, Amenities & Transport





## the details...

CHECK OUT this modern Semi Detached Home

A modern, semi-detached family home with three bedrooms, an enclosed rear garden and a garage, on the outskirts of the market town of Newton Abbot.

A paved doorstep sits beneath a storm porch at the front of the property, beside a neat front area of lawn.

Inside the property is well presented with light and neutral decor throughout.

The entrance hallway has storage space for hanging coats and a convenient ground-floor cloakroom contains a WC and a pedestal basin.

The living room is a good size with plenty of light from a window to the front and there is a handy under-stairs storage cupboard.

The kitchen/dining room is spacious and light with a modern fitted kitchen and a durable tile-effect vinyl floor. There is plenty of dark, wood-block effect worktops, contrasting white-tiled splashbacks that have inset mosaic features and a range of fitted units, with matching wall cabinets provide ample storage, complete with under-pelmet feature lighting. There is a built-in fan-oven with a halogen hob and an extractor hood above and integrated appliances include a dishwasher and a fridge/freezer, with space beneath the worktop for washing machine. A wall mounted condensing combi-boiler provides heating and hot water on demand. The dining area has plenty of room for six around a table, ideal for any occasion and French doors extend the inside space outside into the garden.

Upstairs, the master bedroom is a spacious double with a built-in wardrobe and an ensuite shower room containing a shower, WC and a pedestal basin, all in white. There are two further bedrooms, both light and airy, a double and a good single. The family bathroom has part-tiled walls and comprises a modern suite having a bath with a shower and glass screen above, a pedestal basin and a WC. The landing has a hatch in the ceiling providing loft access with a drop-down ladder for convenience, where there is plentiful additional light storage.

Outside, the garden is a manageable size, split-level with a terrace of paving and gravel and a wrought iron balustrade, making a lovely outside space, ideal for alfresco dining or a family barbecue. Steps lead down to a lower area of lawn with flagstone paving leading to a timber shed that has lights and power and provides storage for the patio furniture and lawnmower. Steps continue down to a gate onto to a rear courtyard providing alternative access and there is a garage beneath an adjacent coach house, which has an up and over door and the tarmac driveway in front provides additional parking for one car.

Tenure: Freehold  
Council Tax Band C

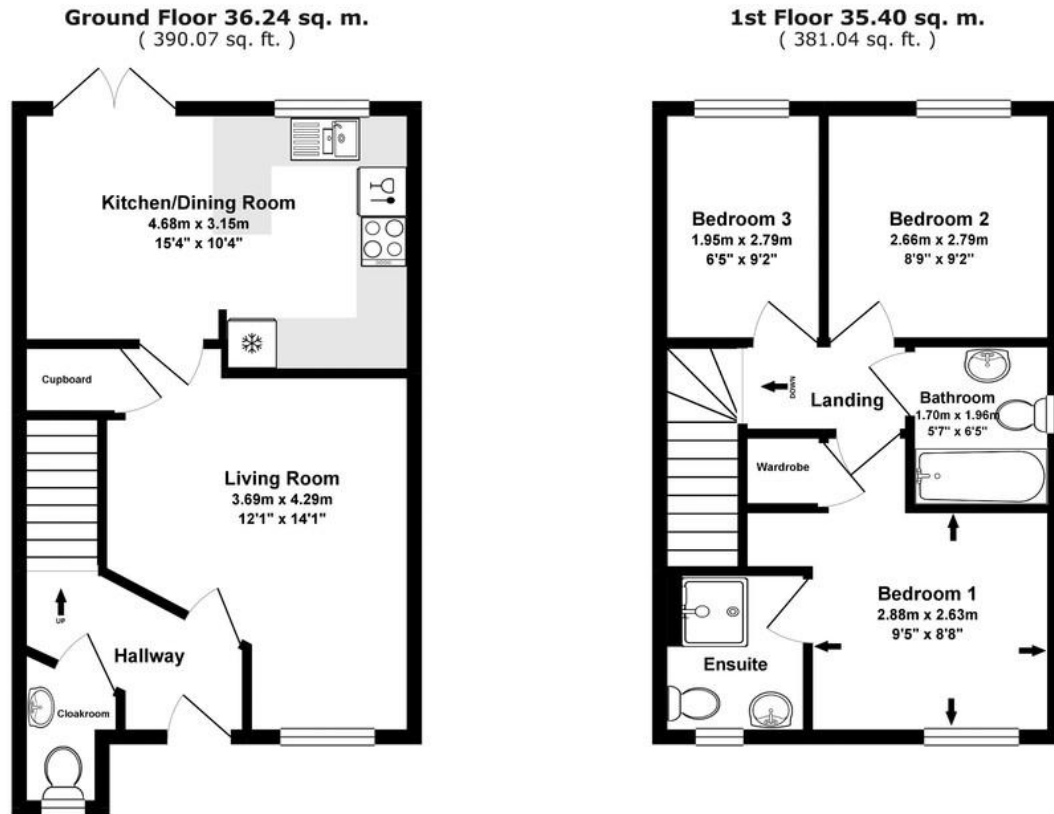


## how to get there...

From our Newton Abbot Office continue along Queens Street heading to the town centre of Newton Abbot. Turn right onto Albany Street and continue on this road to the T-junction. Continue straight across to the traffic lights turning left onto Halcyon Road. Continue along this road and upon reaching the traffic lights with Asda directly in front of you turn right onto Highweek Street. Continue on this road until reaching the roundabout and take the exit sign-posted Ashburton. On the Ashburton Road continue for some distance turning left into Orchard Grove where you will find the property.



## the floorplan...



**TOTAL FLOOR AREA : 71.64 sq. m. ( 771.11 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.**

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