



Orleigh, Newton Abbot

4x  2x 

ENERGY RATING D64

- Executive-Style Detached House
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Generous Kitchen/Breakfast Room
- Study/Playroom & Utility Room
- Driveway & Double Garage
- Front & Rear Gardens
- Exclusive Cul-de-sac
- Beautifully Presented Throughout

Guide Price:
£535,000
FREEHOLD



26 Orleigh Avenue, Newton Abbot, TQ12 2TP

A superbly presented and tastefully modernised detached family home within a sought-after cul-de-sac location a short distance from the town centre. The spacious and tastefully modernised accommodation boasts four bedrooms, master en-suite, lounge with bay window and media wall, a stunning kitchen/breakfast room with separate utility and dining room with vaulted ceiling and bi-fold doors. There is also a study/play room, bathroom and cloakroom/WC. Gas central heating and double glazing are installed and outside there are landscaped front and rear gardens for ease of maintenance with a bar area and making an ideal area for enjoying the sun and alfresco dining. There is ample parking on the driveway and a double garage where one half is currently arranged as a gym. As sole agents we strongly recommend internal viewings to appreciate all the qualities this lovely family home offers.

Orleigh Avenue is an exclusive and sought after cul-de-sac a short distance from the market town of Newton Abbot. Situated close to the hospital, the town centre is a short walk away and provides level access to all amenities. Newton Abbot is a thriving town offering an abundance of shopping and leisure facilities in addition to a main line railway station with express services to London Paddington in just over 2.5 hours. Convenient for both the A38 south to Plymouth and the A380/M5 north to Exeter and beyond, Newton Abbot is a great option for commuters.

The Accommodation:

A composite entrance door leads to the hallway with stairs to first floor, storage under and a cloakroom/wc. The lounge has a deep cilled bay window to front, media wall, recessed display shelves and further storage cupboard. The kitchen/breakfast room has been extensively fitted with a superb modern range of wall and base units with stone worktops, breakfast bar, built in appliances, two windows to rear and opening to a light and airy dining room with vaulted ceiling and bi-fold doors to the garden. Also on the ground floor there is a utility room and study/play room.

On the first floor there are four bedrooms, master en-suite and a stylish family bathroom with modern white suite comprising panelled bath and low level WC and circular wash basin in vanity unit.

Outside:

The front garden has a patio and artificial grass. The rear garden is landscaped for ease of maintenance with level lawn and paved patio suitable for alfresco dining along with an outside bar.

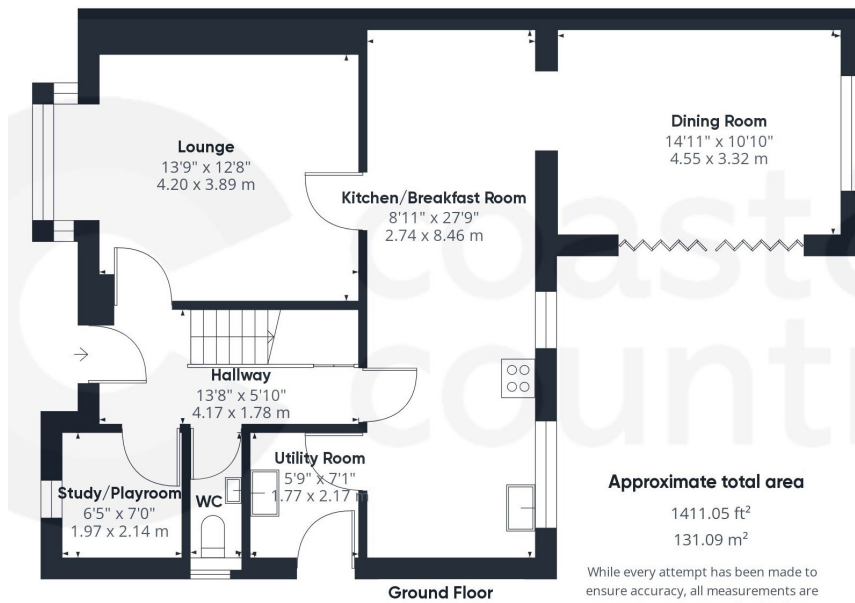
Parking:

Outside to the front there is a driveway with parking for several cars and a double garage with twin metal up and over doors and one half is currently used as a gym.

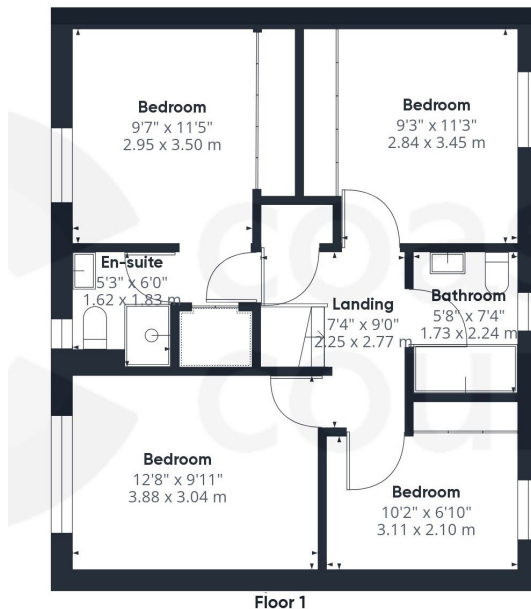
Directions:

From Newton Abbot Penn Inn Roundabout, take the Newton Abbot exit and follow the road towards the town centre taking the middle lane which then becomes the right hand lane and bears around to the right towards the railway station. Continue on this road passing the railway station until you come to the junction with The Avenue. Take the right hand lane and turn right onto The Avenue. Follow this road to Balls Corner Roundabout (B&Q) and take the second exit, straight ahead onto Jetty Marsh Road. At the second roundabout take the second exit straight ahead onto West Golds Road. Take the first left into Orleigh Avenue.





GIRAFFE360



Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.