











Kingsteignton

- Modern Terraced House
- 2 Double Bedrooms
- Lounge
- Kitchen / Diner
- Bathroom / W.C
- Garden & Parking
- Sought After Location
- No Upward Chain

Asking Price:

£145,000

Freehold

EPC RATING: E46

30 Orchid Vale, Kingsteignton, TQ12 3YS

A relatively modern middle terraced house located in the favoured Rydon area of Kingsteignton. The 2 bedroom house has an enclosed low maintenance garden at the rear and a parking space to the front.

Orchid Vale is a popular and sought after address located off Rydon Road in Kingsteignton. Within easy reach there is a well-respected primary school, small supermarket and The Old Rydon public house / restaurant. For the commuter the A380 linking Torbay and Exeter is within a miles drive. Offered for sale with no upward chain, viewing is recommended.

Accommodation

On the ground floor there is a lounge overlooking the front aspect and a kitchen / diner at the rear with a selection of fitted cabinets and a window and patio door opening to the garden. On the first floor there are 2 double bedrooms and a bathroom / w.c with an updated white suite and electric shower.

Ground Floor

Lounge	15' 7" (4.74m) 11' 10" (3.6m)
Kitchen / Diner	11' 10" (3.6m) x 9' 5" (2.86m)

First Floor

Bedroom 1	11' 10" (3.6m) x 9' 2" (2.8m)
Bedroom 2	11' 10" (3.6m) x 7' 3" (2.21m)
Bathroom	

Outside

Enclosed rear garden.

Parking

Parking space to the front of the property.

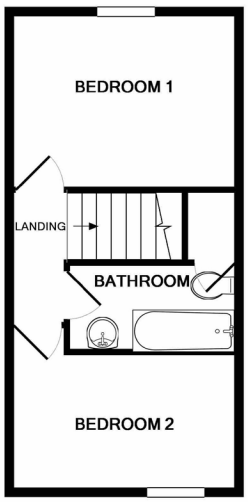
Agents Notes

Council Tax Band: Currently Band B

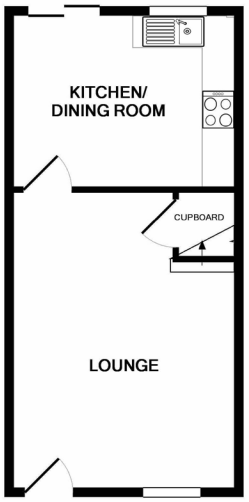
Directions

From the Penn Inn roundabout at Newton Abbot take the A380 for Exeter. Take the first exit left for Kingsteignton. Take the first exit off the roundabout for Kingsteignton. At the mini roundabout turn right into Longford Lane. Take the 7th right into Rydon Road. Take the 4th left into Orchid Vale

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



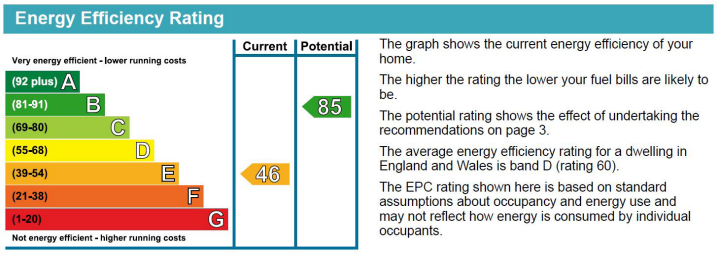
GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Full report available on request



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.

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