

**SAMPLE
MILLS**



Orchard Grove
Newton Abbot

£210,000
FREEHOLD





Orchard Grove, Newton Abbot

£210,000 freehold

Occupying a cul de sac location is this Semi Detached house, close to schools, shops and the open countryside together with being on a frequent bus route into Newton Abbot town centre with its further range of recreational facilities and amenities.

The internal accommodation comprises entrance hall, downstairs WC, kitchen, lounge/dining room. On the first floor there are 2 bedrooms, master ensuite, and a bathroom.

The property also has gas central heating, uPVC double glazing, a fully landscaped corner plot garden and off road parking for 2 cars.

The property would be ideal for first time buyers or semi-retired people and viewing is strongly recommended.



Part double glazed door opening through to:

Entrance Hall

Radiator. Digital thermostat. Security alarm system. Telephone point. Under stairs storage cupboard. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splash back. Obscure uPVC double glazed window. Radiator. Fuse board.

Kitchen – 9'5" x 7'2" (2.87m x 2.18m)

Inset stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Laminated worktop surface area. Built-in 4 ring electric hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for fridge freezer. Partly tiled walls. One of the cupboards houses boiler for hot water and central heating system. uPVC double glazed window to front. Tiled floor. Additional floor heating. Electric heater. Inset spotlights.

Lounge/Dining Room – 14'8" x 11'4" (4.47m x 3.45m)

TV point. Telephone point. Radiator. uPVC double glazed window overlooking the rear garden. Staircase rising to first floor. uPVC double glazed double doors providing access to the rear garden.

First Floor Landing

Hatch to roof space with loft ladder. Half boarded roof space with shelves for extra storage.

Bedroom 1 – 11'4" x 9'2" (3.45m x 2.79m)

Mirror fronted double built-in wardrobe. Radiator. uPVC double glazed window overlooking the rear and enjoying distant views over towards Highweek. Door to:

En-Suite

Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Wall mounted cabinet. Obscure uPVC double glazed window. Shaver point.

Bedroom 2 – 9'7" x 7'10" (2.92m x 2.39m)

Built-in wardrobe. Radiator. uPVC double glazed window to front aspect.

Bathroom & WC

Panelled bath with tiled surround. Pedestal wash-hand basin with tiled splash back. Low level WC. Shaver point. Fitted towel rail. Extractor fan. Obscure uPVC double glazed window.

OUTSIDE

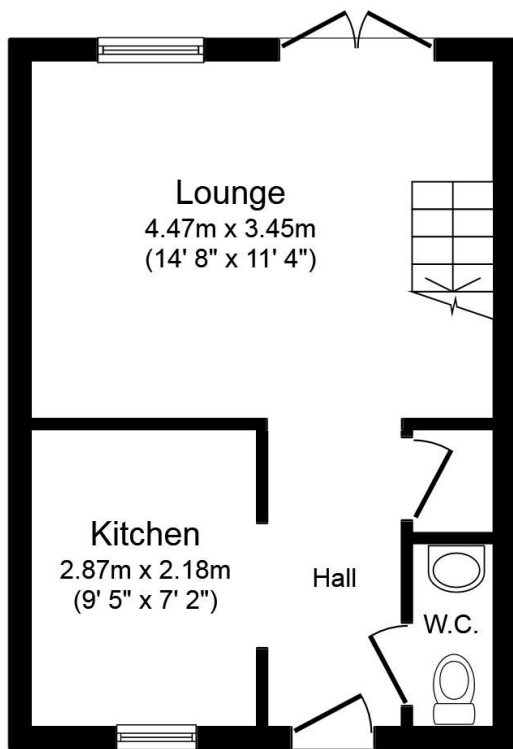
To the front of the property, is an area stocked with bushes and shrubs. A side gate provides access to a fully landscaped garden stocked with bushes, plants and shrubs, decked area, an area laid to patio onto a further garden laid to gravel. Outside light. Outside tap. To the front of the property, there is also designated parking for 2 cars.

AGENTS NOTE

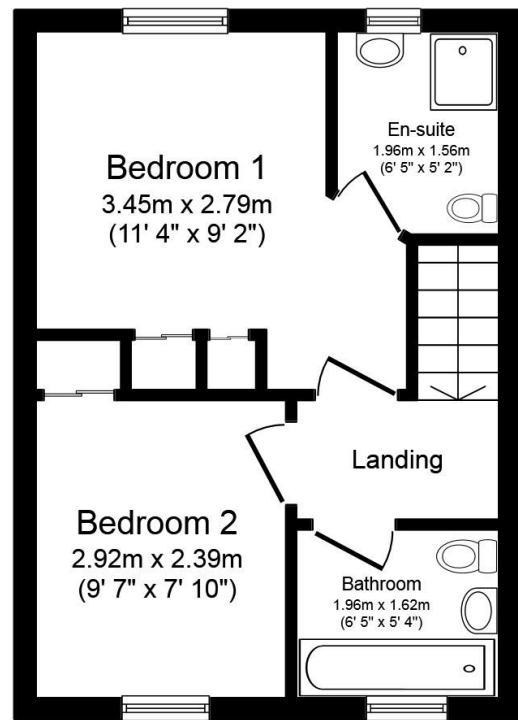
Council Tax Band: B - £1518.46 per annum

EPC Rating 'B'





Ground Floor



First Floor

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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3 Bank Street
Newton Abbot
TQ12 2JL

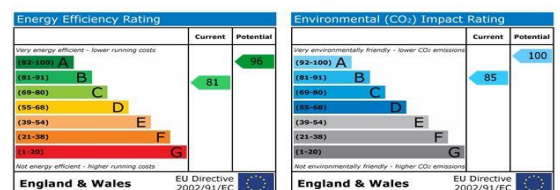
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.