



A semi-detached property offering modern accommodation

36 Orchard Grove | Newton Abbot | TQ12 1FZ



thoroughly good property agents



PROPERTY TYPE

Modern Semi-Detached  
Property



SIZE

771 sq. ft.



LOCATION  
Town



AGE  
Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Allocated parking for two  
vehicles



OUTSIDE SPACE

Low maintenance rear  
garden



EPC RATING

82



COUNCIL TAX BAND

C

### in a nutshell...

- Modern accommodation
- Ideal family home
- Master en-suite
- GCH & DG
- Sought after location
- Modern fitted kitchen/diner





## the details...

Located in the recent development of Orchard Grove, in a quiet location is this well-presented, three bedroom, semi-detached family home with an enclosed rear garden.

The hallway has lovely oak-effect laminate flooring which continues throughout the ground floor, and there is a conveniently located WC near the front door.

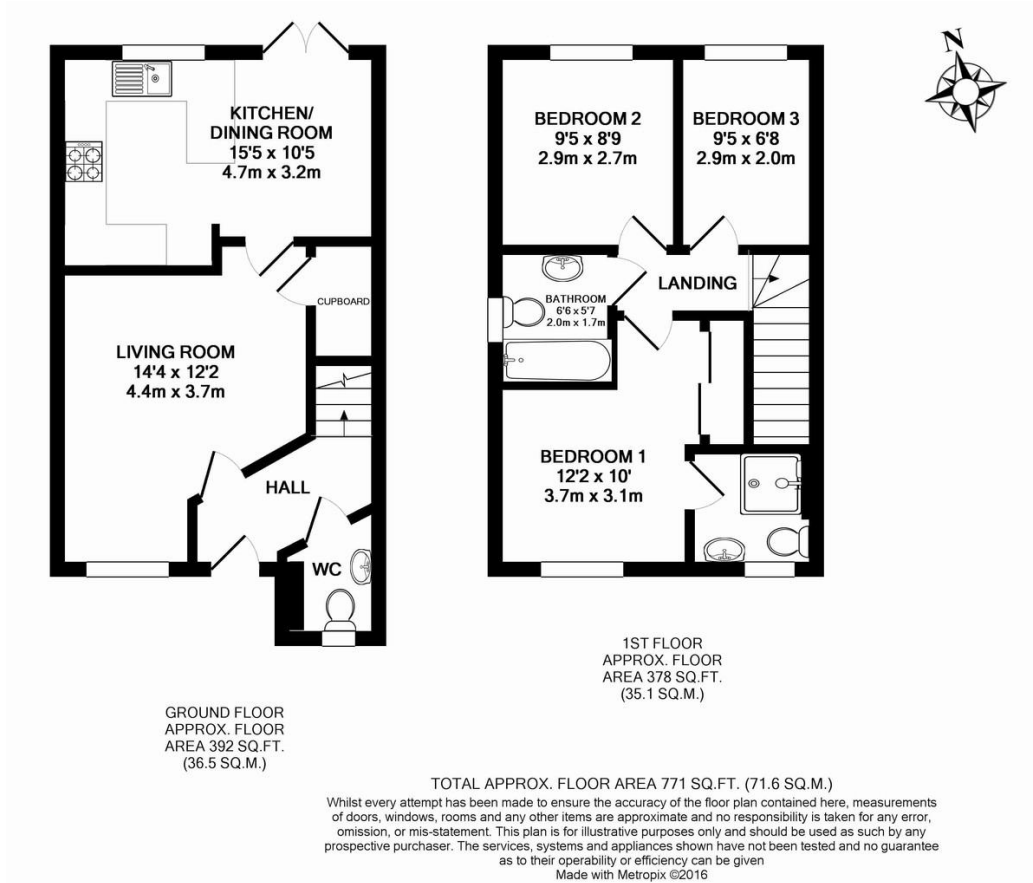
The living room is nice and light and feels warm and comfortable. The kitchen/dining room is fabulous, the kitchen has plenty of dark wood-effect worktops to four sides which compliments the modern kitchen units and floor perfectly. There is an integrated fan oven with a gas hob above, and there is space and plumbing beneath the worktop for a washing machine or dishwasher. The dining area has ample space for a dining table and seating for six, great for family meals. Double patio doors open out into the rear garden and provide an abundance of light.

Upstairs there are three bedrooms, two doubles and a single, both light and airy. The master bedroom offers a large built-in wardrobe and an en-suite shower room with a shower, basin and WC. The family bathroom has a wood-effect vinyl floor and contains a bath, basin and WC with decorative tiling.

Outside, the rear garden has a raised paved patio with a wrought iron balustrade and steps down to an extensive terrace of timber decking, a fabulous outside space, perfect for a barbecue or outside dining and it is totally secure, great for children and pets. A gate to the side provides access to the two allocated parking spaces.



## the floorplan...



**Our note.** For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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## the 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.

## Shopping

Late night pint of milk: One Stop Community Store: 0.9 mile

Town centre: Newton Abbot

Supermarket: Asda 1.9 miles

## Relaxing

Beach: 8 miles

Park: On Ashburton Road 0.6 mile

Tennis courts, dog walk, cycle route: Baker's Park 2 miles

## Travel

Bus stop: 0.1 mile

Train station: Newton Abbot 2.6 miles

Main travel link: A38 3 miles

Airport: Exeter 20 miles

## Schools

Bradley Barton Primary School: 0.8 mile

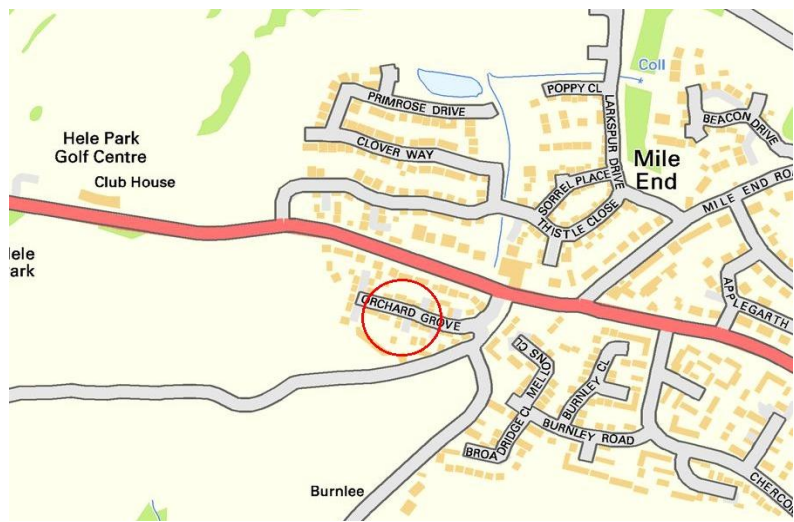
Coombeshead Academy: 1.1 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 1FZ**

## 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.





Need a more complete picture? Get in touch with your local branch...

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