



Newton Abbot

- Executive Style Detached Family Home
- 6/7 Bedrooms (3 ensuite)
- 2 Reception Rooms
- Conservatory
- Enclosed Rear Garden
- Double Garage & Driveway
- Desirable Cul-de-sac
- Viewings Highly Recommended

Asking Price:
£465,000
 Freehold
 EPC: C72

3 Orleigh Park, Newton Abbot, TQ12 2TN- Draft

A superbly presented executive style detached six bedroom family home offering spacious and versatile accommodation situated in a highly regarded cul-de-sac location. Built in 2000 by Barratt Homes the accommodation is arranged over three levels and would suit an extended family with a relative or teenager looking for their own space. There are two reception rooms, a beautiful conservatory, extensively fitted kitchen/breakfast room and six bedrooms two of which are en-suite. Outside there is a double garage and level gardens. Viewings come highly recommended to appreciate the accommodation and highly desirable location on offer.

Orleigh Park is an exclusive and sought after cul-de-sac a short distance from the market town of Newton Abbot. Situated close to the new hospital, the town centre is a short walk away and provides level access to all amenities. Newton Abbot is a thriving market town offering an abundance of shopping and leisure facilities in addition to a main line railway station.

The Accommodation

The entrance door leads to a lovely hallway with Karndean flooring and courtesy door to the garage. There is also a cloakroom/wc. The lounge is a generous sized room with feature fireplace, inset gas fire and French doors leading to the conservatory overlooking the garden with French doors to outside. There is a separate bright and airy dining room to the front and the kitchen/breakfast room is extensively fitted with a range of wall and base units and integrated appliances including a double oven, hob and dishwasher. French doors also lead to the rear garden. Off of the kitchen is a useful utility room, On the first floor there are four double bedrooms, a study and bathroom. The master bedroom is a spacious room with an en-suite bathroom. Two further bedrooms on this level have the use of a jack n jill shower room. On the second floor there are two further very large bedrooms one of which has been used as a bedroom with lounge and study area by the seller's daughter. In addition to the two bedrooms there is also a shower room/wc.

Ground Floor

Entrance Hall	
Cloaks/WC	
Lounge	16' 7" (5.05m) x 14' 9" (4.5m)
Dining Room	10' 11" (3.33m) x 10' 11" (3.33m)
Conservatory	15' 6" (4.72m) x 10' 8" (3.25m)
Kitchen/ Breakfast Room	19' 1" (5.82m) x 11' 1" (3.38m) (max)
Utility Room	7' 0" (2.13m) x 5' 2" (1.57m)

First Floor

Landing	
Bedroom 1	12' 8" (3.86m) x 10' 6" (3.2m)
En-suite	
Study	8' 2" (2.49m) x 7' 2" (2.18m)
Bathroom	
Bedroom 2	11' 3" (3.43m) x 11' 6" (3.51m)
Bedroom 3	11' 2" (3.4m) x 10' 5" (3.18m)
Jack & Jill En-suite	
Bedroom 4	10' 11" (3.33m) x 8' 11" (2.72m)

Second Floor

Bedroom 5	18' 7" (5.66m) x 11' 1" (3.38m)
Bedroom 6	18' 7" (5.66m) x 18' 5" (5.61m)
Shower Room	

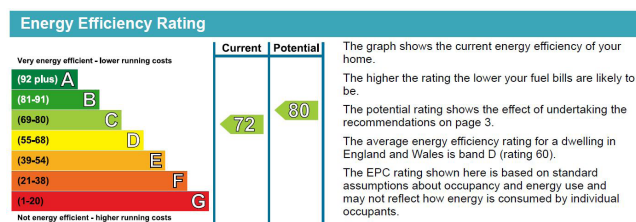
Outside

To the front is a driveway and garage and a path leading to the rear garden which is predominantly level offering a degree of privacy and attractively landscaped with several patio/seating areas and level lawn with decorative borders and timber shed.

Parking

Outside to the front there is a driveway with parking for four cars leading to the double garage (13' 4" (4.06m) x 17' 0" (5.18m))

ENERGY PERFORMANCE RATING



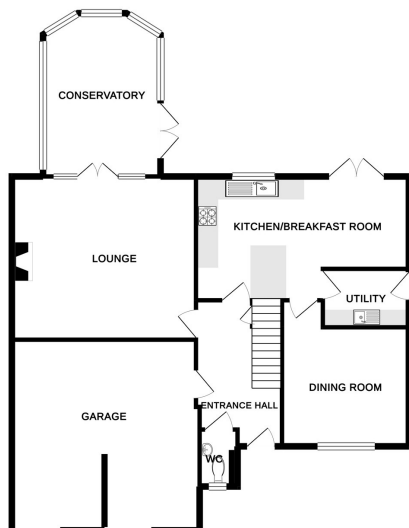
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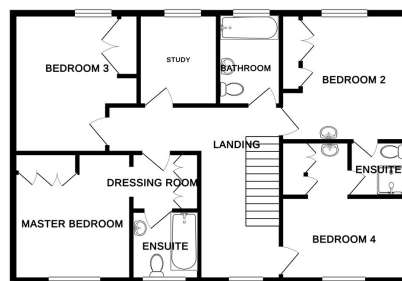
FLOOR PLANS

For Illustrative Purposes Only

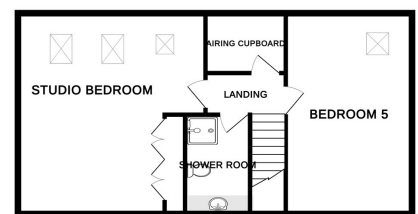
GROUND FLOOR
1155 sq. ft. (107.3 sq. m.) approx.



1ST FLOOR
852 sq. ft. (79.2 sq. m.) approx.



2ND FLOOR
639 sq. ft. (59.4 sq. m.) approx.



TOTAL FLOOR AREA : 2647 sq. ft. (245.9 sq. m.) 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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Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band G

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot Balls Corner (B&Q) Roundabout, take the exit for Newton Abbot Hospital, passing B&Q on your right. At Westgolds Roundabout go straight on onto Westgoulds Way. Take the first left into Orleigh Avenue and then the first left into Orleigh Park. The property can be found at the end of the cul-de-sac.