



Kiln Orchard, Newton Abbot

Price £230,000 Freehold

# 6 Kiln Orchard, Newton Abbot, TQ12 1PJ

Located in a popular residential area with good access to the local convenience shop, primary school and play park, this terrace house benefits from two double bedrooms, garden, garage and parking along with no forward chain.

The accommodation is arranged over two floors and comprises of an entrance hall, modern fitted kitchen and a generous lounge dinner with storage cupboard. There is access to the rear garden from the lounge. On the first floor there are two double bedrooms along with a modern bathroom. Externally both front and rear gardens are level, with the rear being primarily laid to lawn with access to Barton Drive, which takes you down into the town via Bakers Park or Bradley Lane. With double glazing and gas central heating, the property also benefits from a single garage and driveway parking in front of it.

Newton Abbot itself is a bustling market town with excellent transport links, both by rail and road, with a mainline train station to the capital. With easy access to Plymouth, Exeter, Torbay and the M5 network there is also an excellent array of local amenities, shops, busy high street, superstores and schooling. Newton Abbot is also perfectly placed for the outdoor lovers with Dartmoor National Park and the beautiful South Devon coastline both within easy striking distance.

## Approach

Path leading to the front door with step up. Obscure double glazed door opening into the hall.

## Hall

Stairs rising to the first floor. Radiator and doors to

## Kitchen

Double glazed window to the front aspect. Range of matching base and eye level units with work tops and matching splash backs. Inset stainless steel sink unit with mixer tap above and drainer to one side. Inset four ring electric hob with coloured glass splash back, canopy above and oven below. Space and plumbing for washing machine, space for upright fridge freezer and space for further under counter appliance. Concealed gas fired boiler.

## Lounge Dinner 16'10" (5.13m) Max x 11'11" (3.63m) Max

Double glazed window to the rear aspect along with obscure double glazed door to the rear garden. Useful understairs storage cupboard. Two radiators and television and satellite aerial point.

## Landing

Hatch to loft space and doors to

## Bedroom One 11'11" (3.63m) x 9'11" (3.02m)

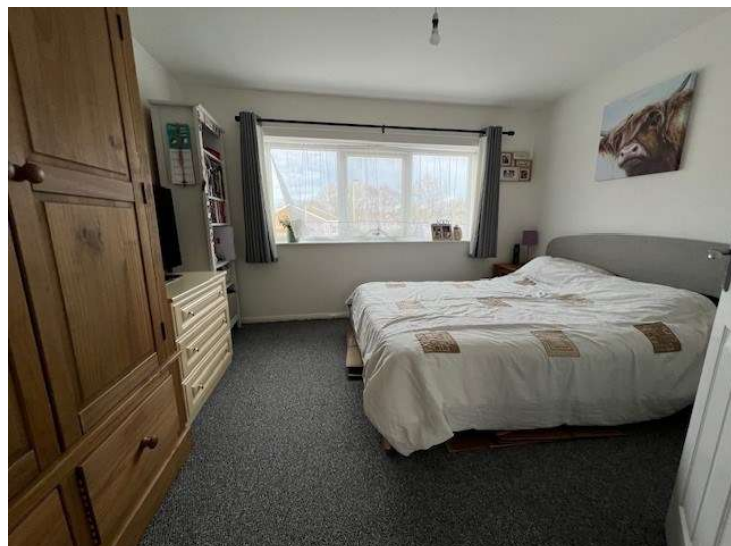
Double glazed window to the rear aspect. Radiator.

## Bedroom Two 11'11" (3.63m) Max x 10'8" (3.25m) Max

Double glazed window to the front aspect. Useful storage cupboard and radiator.

## Bathroom

Extractor fan, part tiled walls and white bathroom suite comprising of, low level flush WC, pedestal wash hand basin with mixer tap above and panel bath with electric shower above. Chrome effect, ladder style heated towel rail.





### Outside

To the front of the property there is a level patio area with water tap.

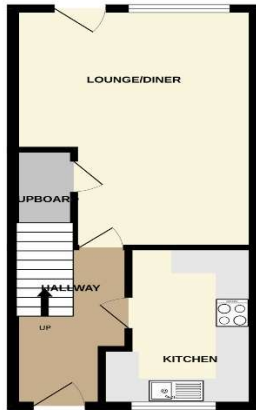
The rear garden is laid to level lawn with path to one side and gated access to Barton Drive.

There is also a single garage in a block with up and over door and driveway parking for one car.

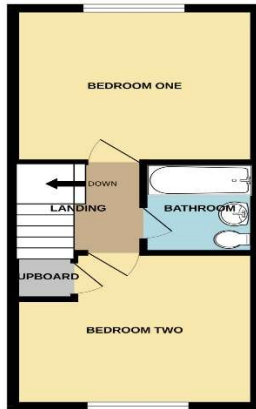
Council Tax Band: Band B



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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