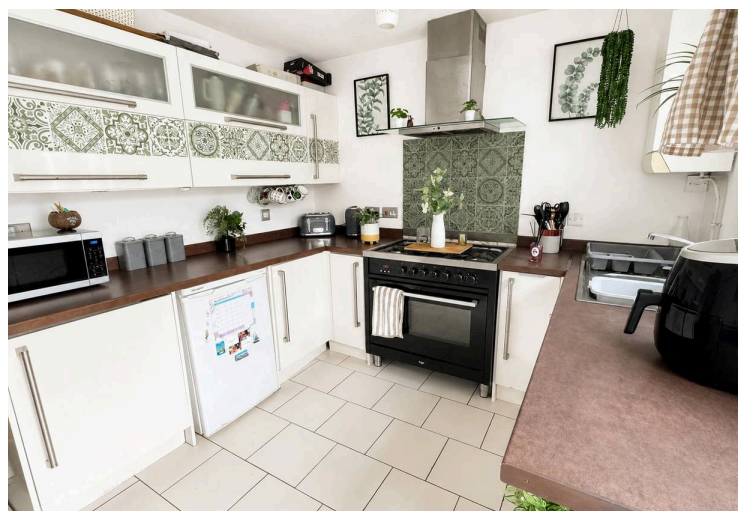




28 Orchid Vale, Kingsteignton

£210,000 Freehold

Two-bedroom home • Two Allocated Parking Spaces • Spacious and well-presented lounge • Separate conservatory/dining area • Two well-proportioned bedrooms • Family bathroom with shower over bath • Generous enclosed rear garden • Large grey decked entertaining area • Neutral and contemporary décor • Ideal first-time purchase or family home

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This **well-presented two-bedroom home** offers bright and comfortable accommodation arranged over two floors, complemented by a **conservatory, impressive enclosed rear garden with a generous decked entertaining area and two allocated parking spaces.**

The property is approached via a pathway leading to the front entrance, which opens directly into the **spacious lounge**. This welcoming reception room offers plenty of space for a range of seating and furniture, with a front-facing window providing natural light. Grey-effect flooring, neutral décor and access to the staircase create a contemporary feel, while an opening towards the rear leads through to the kitchen.

The **fitted kitchen** provides a good range of cream wall and base units complemented by contrasting work surfaces and tiled flooring. There is a freestanding range-style cooker with extractor above, together with space and plumbing for a washing machine and additional appliances. A sink and drainer is positioned beneath the window, while double doors lead directly into the conservatory.

Providing a valuable extension to the living accommodation, the **conservatory** is currently arranged as a dining area and offers plenty of space for a table and chairs alongside additional furniture. Surrounded by glazing, it creates a bright and versatile room that could equally suit use as a second sitting area or playroom, with doors providing access to the rear garden.

On the first floor, the landing leads to **two well-proportioned bedrooms**. The principal bedroom is a comfortable double room with a front-facing window and space for a range of bedroom furniture. The second bedroom is also well presented and provides a versatile space suitable as a bedroom, children's room or home office.

The **family bathroom** is fitted with a white suite comprising a bath with electric shower over and shower screen, WC and wash hand basin. Tiled walls, useful shelving and a heated towel rail complete the room.

A particular feature of the property is the **generous enclosed rear garden**, which has been designed with outdoor entertaining and ease of maintenance in mind. A substantial **grey decked area** provides an excellent space for outdoor dining, seating and entertaining, with black fencing and decorative planting creating an attractive and enclosed setting.

The property also benefits from **two allocated parking spaces**, with one **conveniently positioned to the front** and a further allocated space to the rear. Overall, this appealing home combines **two good-sized bedrooms**, a **spacious lounge**, **fitted kitchen**, **conservatory**, **excellent low-maintenance rear garden** and **two allocated parking spaces**, making it an attractive option for first-time buyers, young families or those looking for a well-proportioned home with enjoyable outside space.

Important Information

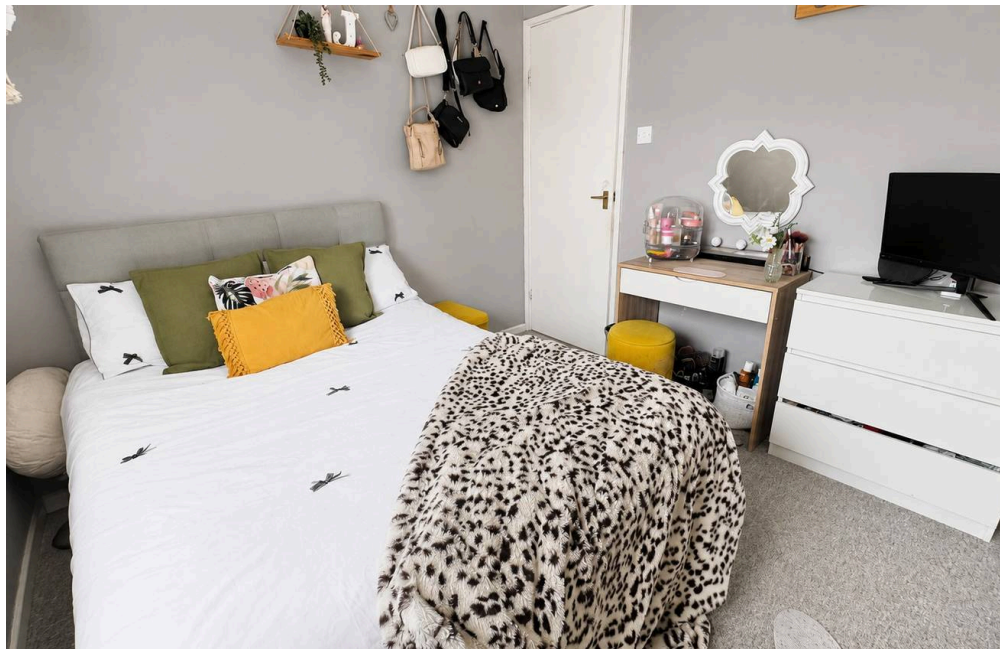
Teignbridge Council Tax Band B (£2074.00 2026/2027)

EPC Rating C

Broadband Speed Ultrafast 1800 Mbps (According to OFCOM)

Mains Gas, Electric, Water and Sewerage

The Property is Freehold



Measurements

Lounge – 15'6" x 11'9" (4.72m x 3.58m)

Kitchen – 11'9" x 9'2" (3.58m x 2.79m)

Conservatory – 8'5" x 7'6" (2.57m x 2.29m)

Bedroom – 11'9" x 9'2" (3.58m x 2.79m)

Bedroom – 11'9" x 7'2" (3.58m x 2.18m)

Bathroom – 8'9" x 4'7" (2.67m x 1.40m)

