



Ogwell

- Detached Family Home
- 4 Bedrooms (master en suite)
- 2 Reception Rooms
- Contemporary Fitted Kitchen
- Recently Modernised
- Front & Rear Gardens
- Garage & Parking
- No Upward Chain

O.I.E.O:
£260,000
 Freehold

39 Buttercombe Close, Ogwell, Newton Abbot, TQ12 6YD

A modern four bedroomed home on a corner plot with driveway parking and a detached garage. Offered for sale with no upward chain and presented in clean tidy order throughout. A good size home in smart tidy condition with a little room for further improvement. Gas central heating and double glazing. Early viewing recommended.

Dating from the early 1980's this detached house is set within a well-established and sought after cul-de-sac in the Ogwell area of Newton Abbot. The town centre is one mile away and the immediate area has a primary school. The nearby village of Ogwell has a church and a popular inn.

Accommodation

Light airy hallway. Double aspect lounge with patio doors opening to the patio and enclosed rear garden. Modern white gloss kitchen with a range of integral appliances, including two ovens and hob, fridge freezer, dishwasher and washing machine. Separate dining room. Four bedrooms all with built in wardrobes. The master has a contemporary en suite shower and the family bathroom is fitted out in a similar modern style.

Ground Floor

Entrance Hallway

Cloakroom / W.C

Lounge 22' 0" (6.71m) x 11' 5" (3.48m)

Dining Room 9' 6" (2.9m) x 9' 6" (2.9m)

Kitchen 12' 10" (3.9m) x 8' 6" (2.6m)

First Floor

Landing

Bedroom One 11' 6" (3.5m) x 9' 2" (2.8m)

En Suite Shower Room

Bedroom Two 9' 10" (3m) x 7' 1" (2.17m)

Bedroom Three 7' 7" (2.3m) x 7' 3" (2.2m)

Bedroom Four 9' 2" (2.8m) x 7' 3" (2.2m)

Family Bathroom

Outside

The front garden has areas of lawn either side of a paved pathway leading to the front door. To the rear the enclosed garden is laid to paving and lawn.

Parking

Detached garage with parking in front.

Council Tax Band: Band E

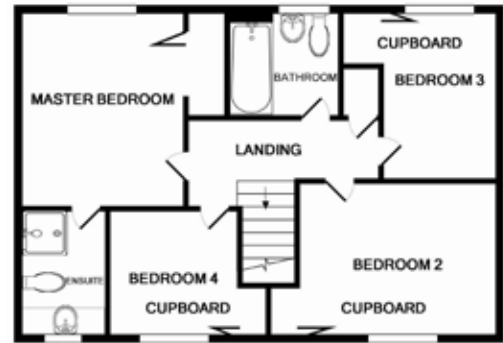
Agents Note

One of the partners of Coast & Country Estate Agents has a financial interest in this property.

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell (Ogwell Road). Take the first left into Reynell Road. Take the second left into Buttercombe Close.

Floor Plans - For Illustrative Purposes Only

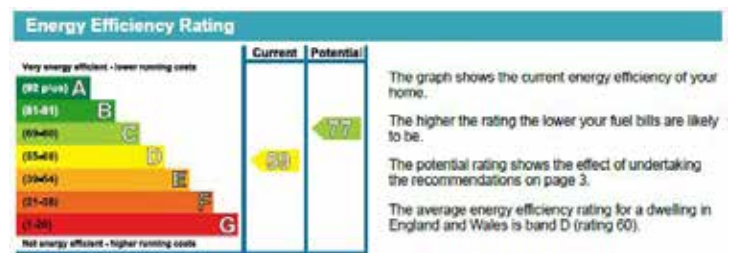


TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Full report available on request



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