



Ogwell

- Versatile Semi-Detached House
- 3 Bedrooms
- 2 Receptions & Conservatory
- Bathroom & Ground Floor W.C

- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway Parking
- Viewing Highly Recommended

Asking Price:

£285,000

Freehold

EPC: D62

1 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE

An extended, bay fronted, semi-detached family home, occupying a corner plot within the highly desirable Ogwell area of Newton Abbot. Offering versatile accommodation there are three bedrooms plus a dressing room which could easily revert back to four bedrooms if required. There are two reception rooms and a conservatory. Gas central heating and double glazing are installed and outside there is ample driveway parking and a detached garage in addition to a garden area. This lovely home is well presented throughout and will appeal to a wide range of buyers. Viewings come highly recommended.

Margaret Road is a popular address. It is situated near the highly regarded Canada Hill primary school. In the old part of the village there is a public house, church and village hall. A timetabled bus service operates to the market town of Newton Abbot, with an extensive range of shopping, business and leisure facilities. The A380 linking Exeter, M5 and Torbay is a short drive away, as is the mainline railway station.

The Accommodation

The entrance hallway has stairs to the first floor with cupboard under. The lounge has a walk in bay window to the front and a decorative stone fireplace. There is a separate dining room, also with a feature stone fireplace and door to the conservatory leading to outside. From the conservatory there is a cloakroom/wc and access to the kitchen/breakfast room which is fitted with a range of modern units, integrated oven and hob and breakfast bar. Off the kitchen there is a utility area. Also on the ground floor there is a third bedroom that the current owners use as a study. On the first floor there are two double bedrooms, the master being to the front with a walk in bay window and archway to a dressing room (previously a bedroom and can easily revert back). There is also a bathroom/wc.

Ground Floor

Entrance Hallway	
Lounge	14' 6" (4.42m) x 11' 4" (3.45m)
Dining Room	12' 7" (3.84m) x 11' 8" (3.56m)
Conservatory	14' 0" (4.27m) x 8' 11" (2.72m)
Cloakroom / W.C	
Utility Area	7' 5" (2.26m) x 6' 10" (2.08m)
Kitchen / Breakfast Room	13' 2" (4.01m) x 9' 9" (2.97m)
Bedroom 3 / Study	9' 10" (3m) x 9' 9" (2.97m)

First Floor

Landing	
Bedroom 1	14' 7" (4.44m) x 10' 7" (3.23m)
Dressing Room	7' 11" (2.41m) x 6' 7" (2.01m)
Bedroom 2	12' 7" (3.84m) x 10' 9" (3.28m)
Bathroom	

Gardens

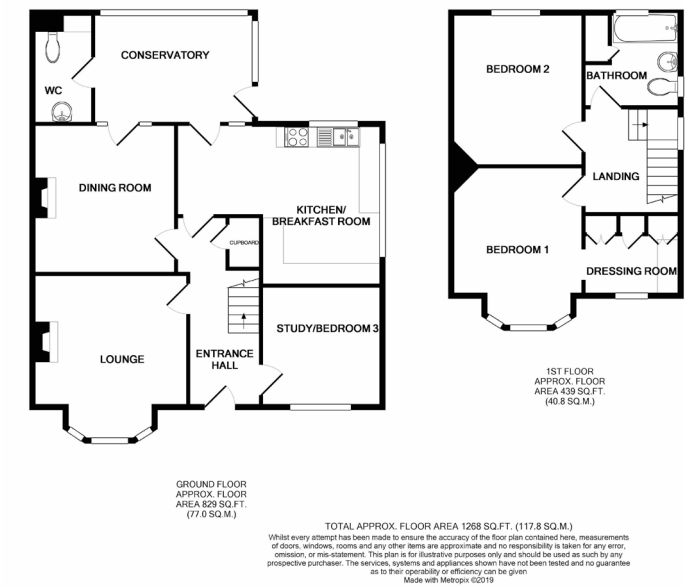
To the front a gate and steps lead to the front door and a lawned area. The rear garden is of generous size with a level lawn, paved patio with gravelled borders and a selection of shrubs. Raised sun terrace perfect for alfresco dining.

Parking

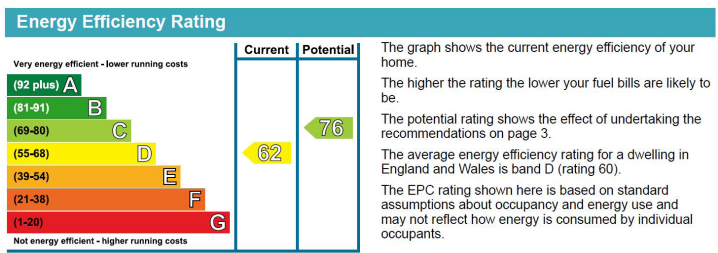
5 bar gate off of Ogwell Road with tarmac driveway providing parking for several cars leading to a **detached garage 23' 2" (7.06m) x 11' 4" (3.45m)**

FLOOR PLANS

For Illustrative Purposes Only



ENERGY PERFORMANCE RATING



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

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

Directions

From Newton Abbot take the A381 Totnes Road to Ogwell. At the Ogwell roundabout take the third exit (right) into Ogwell Road. Take the second right into Margaret Road.