



Ogwell

- Spacious Detached Bungalow
- 4 Bedrooms, 2 Bathrooms
- Good Sized Rear Garden
- Potential For Annexe
- Picturesque Village
- Garage & Long Driveway
- Cul-De-Sac Position
- Well Presented

Asking Price:
£325,000
 Freehold

4 Orchard Close, Ogwell, Newton Abbot, TQ12 6AL

A surprisingly spacious detached bungalow, situated in the heart of the picturesque village of Ogwell, with potential for annexe accommodation, a good sized rear garden, driveway and garage.

Village amenities include an ancient Grade I listed church, a popular traditional pub and restaurant 'The Jolly Sailor' and the Ogwell Memorial Hall where many local events and social clubs are held including Scout groups, Guides and a Womens Institute. Canada Hill primary school, which achieved an 'Outstanding' rating in its latest Ofsted inspection, is located in nearby East Ogwell.

Although enjoying a lovely village setting the property is only around two miles from Newton Abbot's vibrant market town centre and its comprehensive selection of amenities including a wide range of shops, various primary, secondary and sixth form schools, a sports centre with swimming pool, a hospital and a mainline railway station with direct links to London Paddington. For the commuter Newton Abbot also links with the A38 Devon Expressway to Plymouth and Exeter.

The Accommodation

Internally the accommodation is well-proportioned and smartly presented. At the front there is a large entrance porch with quarry tiled floor and an inner door to the main reception hallway; this has three useful storage cupboards, an airing cupboard, a broom cupboard and a cloaks cupboard. The impressive triple aspect L shaped lounge / diner has a picture window to the front and a recessed wood burner, the dining area overlooks the rear garden. There are three bedrooms, the master and 2nd bedroom both with fitted wardrobes and there is also a bathroom / w.c. From the kitchen a double glazed lobby at the rear has a door and a few steps down to the rear garden in one direction and a half flight of stairs in the other which leads down to the fourth bedroom and large under house storage area. This double bedroom overlooks the rear garden and has an en suite bathroom and also a kitchenette off - the three rooms having been used in the past as a small self-contained annexe. The property has an Economy 7 night storage heating system.

Gardens

To the front the property has a neatly tended lawn enclosed by mature shrub hedging and fencing.

The enclosed rear garden is of an excellent size, is south facing and backs onto a meadow which has a conservation order. The rear garden is mainly laid to neatly tended lawn and there is also a patio area adjoining the rear of the house.

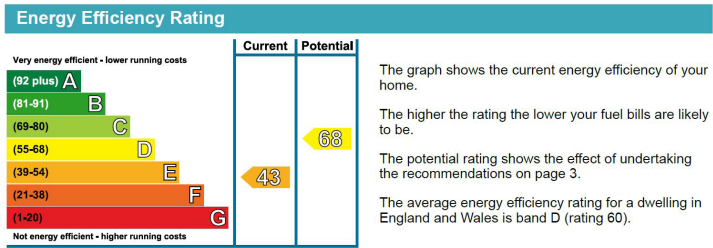
Parking

Garage and driveway parking.

Ground Floor

Entrance Porch	
Hallway	
Lounge Area	19' 11" (6.07m) x 12' 5" (3.78m)
Dining Area	12' 6" (3.8m) x 8' 8" (2.64m)
Kitchen	10' 10" (3.3m) x 10' 10" (3.3m)
Bedroom 1	11' 2" (3.4m) x 11' 0" (3.35m)
Bedroom 2	11' 2" (3.4m) x 9' 7" (2.93m)
Bedroom 3	10' 0" (3.04m) x 8' 0" (2.44m)
Bathroom	
Rear Lobby	
Half Staircase descending to additional accommodation	
Potential as a self-contained annexe	
Bedroom 4	13' 2" (4.01m) x 12' 2" (3.7m)
With Kitchenette area	
En Suite Bathroom	

ENERGY PERFORMANCE RATING

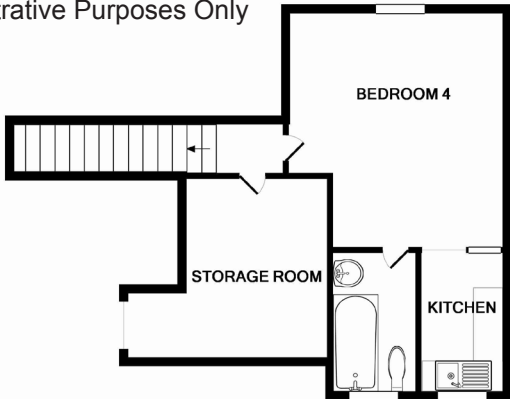


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FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1438 SQ.FT. (133.6 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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1ST FLOOR
APPROX. FLOOR
AREA 1078 SQ.FT.
(100.1 SQ.M.)



Agents Notes

Tenure

Freehold

Services

Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

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

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Follow the road straight ahead, up Canada Hill until you reach Ogwell Green at the top. Turn right at the green and then right again into East Ogwell. Turn right into Croft Road. Turn left into Orchard Close.