



Ogwell, Newton Abbot

- Superb Link-Detached House
- 4 Bedrooms
- 2 Large Reception Rooms
- 7m Long Kitchen/Breakfast Room
- Extended Living Spaces
- Sought-After Cul-De-Sac Location
- Secluded Rear Garden
- Driveway Parking

Asking Price:
£340,000
 Freehold
 EPC: C71

10 Westwood Road, Ogwell, TQ12 6YB - Draft

A superb modern link-detached house beautifully presented with an up to the minute interior which can only be appreciated with an internal viewing.

Tucked away at the end of a cul-de-sac the property has its own driveway providing parking whilst, to the rear, is a lovely enclosed garden with paved terrace, and neatly-tended lawn which offers an excellent level of privacy and seclusion.

Situated in the popular and sought-after Ogwell area of the town which itself is home to well-respected Canada Hill Primary School. The nearby and pretty village of East Ogwell has a popular inn/restaurant and ancient church. Less than a mile away is the centre of Newton Abbot with its comprehensive range of shops and other amenities.

The Accommodation

Presented over 2 floors, the accommodation is light and airy with many rooms having attractive solid wooden floors. The ground floor has been enlarged with a first class extension right across the rear of the house providing for surprisingly spacious living areas.

The entrance door is to one side and opens into a roomy hallway with stairs to the first floor. A guest cloakroom/WC has been updated with contemporary fittings, half tiled walls and a tiled floor. The lounge overlooks the front through 2 windows and features a modern, enclosed Living Flame gas fire. A separate sitting/dining room is 7m long with a window, glazed door to the rear garden and Velux roof window provide natural light. Again measuring 7m in length is the impressive kitchen/breakfast room. This is fitted with an extensive range of sleek high-gloss cabinets and integrated appliances with plenty of counter space. A door to outside, window and Velux roof window provide natural light. Finally, there is a separate utility room with fitted cupboards, Velux roof window and a door to the rear garden.

On the first floor are 4 well-proportioned bedrooms and a superb fully-tiled shower room/WC with 1.7m long shower enclosure.

Ground Floor

Entrance Hallway	
Living Room	11' 11" (3.63m) x 18' 11" (5.77m)
Breakfast Room/Kitchen	23' 6" (7.16m) x 8' 9" (2.67m)
Sitting/Dining Room	22' 12" (7m) x 10' 2" (3.1m)(max)
Utility Room	11' 11" (3.63m) x 8' 1" (2.46m)
Cloaks/WC	
Garage/ Store	

First Floor

Landing	
Bedroom 1	14' 8" (4.47m) x 9' 11" (3.02m)
Bedroom 2	11' 11" (3.63m) x 9' 11" (3.02m)
Bedroom 3	10' 5" (3.18m) x 8' 8" (2.64m)
Bedroom 4	8' 9" (2.67m) x 8' 9" (2.67m)
Shower Room	

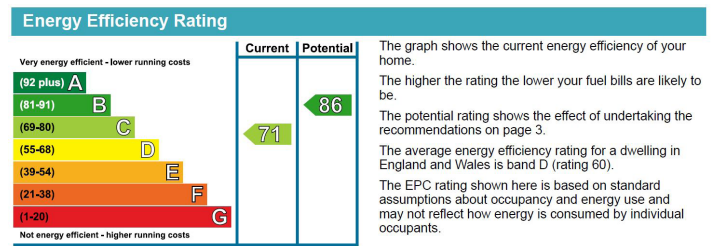
Outside

Lawned front garden with gated side access. Impressive rear garden offering an excellent level of privacy and seclusion featuring a paved terrace adjoining the house with level lawn beyond.

Parking

Driveway for 2/3 cars and a garage which has been split to provide some storage space for bikes etc and to form part of the utility room.

ENERGY PERFORMANCE RATING

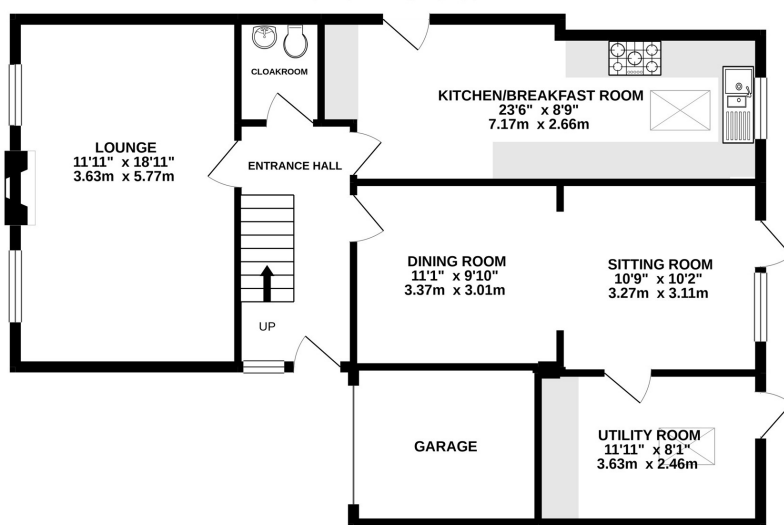


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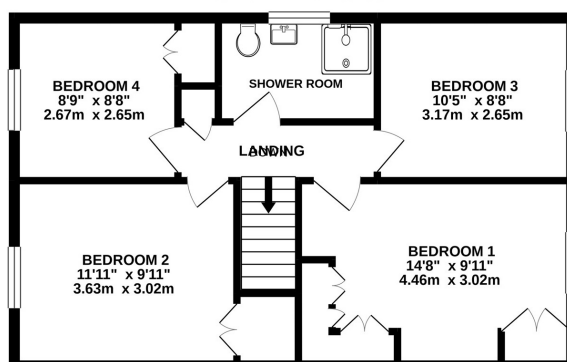


FLOOR PLANS

For Illustrative Purposes Only GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Notes

Tenure

Freehold

Services

Gas 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. At the Ogwell roundabout take the third exit into Ogwell (Ogwell Road). Take the first left into Reynell Road. Take the first left into Westwood Road.