



Ogwell, Newton Abbot

- Semi-Detached House
- 3 Bedrooms
- Lounge & Kitchen/Diner
- Privately Enclosed Rear Garden
- Driveway & Garage
- Highly Sought-After Location
- uPVC Double Glazing
- No Upward Chain

Asking Price:

£229,950

Freehold

EPC RATING: TBC

15 Coniston Road, Ogwell, TQ12 6YJ - Draft

A semi-detached house with smart face brick elevations, located in the sought-after area of Ogwell. Presented in clean and tidy order throughout and clearly well-loved over the years, the house does now offer potential for a degree of updating and would be ideal for a buyer wishing to put their own stamp on their new home.

Well set back from the road, the property has its own private driveway to the side providing ample parking and also an attached garage. The gardens have been designed with ease of maintenance in mind with much use made of gravel and shrub beds, with the rear having a good-sized timber shed and being privately enclosed by timber fencing.

The popular and sought-after area of Ogwell is home to well-respected Canada Hill Primary School and less than a mile from Newton Abbot's bustling town centre with its extensive range of amenities.

Accommodation

The accommodation is presented over 2 floors. An entrance porch has a cloaks recess and glazed door into the lounge which is of a good size and overlooks the front of the house. Across the rear is the kitchen/diner with a selection of units and door and window to the garden. On the first floor are 3 bedrooms, 2 with fitted wardrobes and a modern shower room/WC with 1.7m long shower area.

Ground Floor

Entrance Porch

Lounge 15' 3" (4.65m) x 14' 7" (4.45m)

Kitchen/Diner 14' 7" (4.45m) x 8' 9" (2.66m)

First Floor

Bedroom 1 10' 12" (3.35m) x 8' 2" (2.48m)

Bedroom 2 8' 10" (2.7m) x 7' 10" (2.4m)

Bedroom 3 8' 8" (2.65m) x 6' 3" (1.9m)

Shower Room

Outside

Front and rear gardens mainly laid to paving and gravel beds, the rear privately enclosed by timber fencing. Gated side access pathway and timber shed.

Parking

Attached garage with up and over door. Private driveway for 2/3 vehicles.

Agents Notes

Council Tax Band: Currently Band C

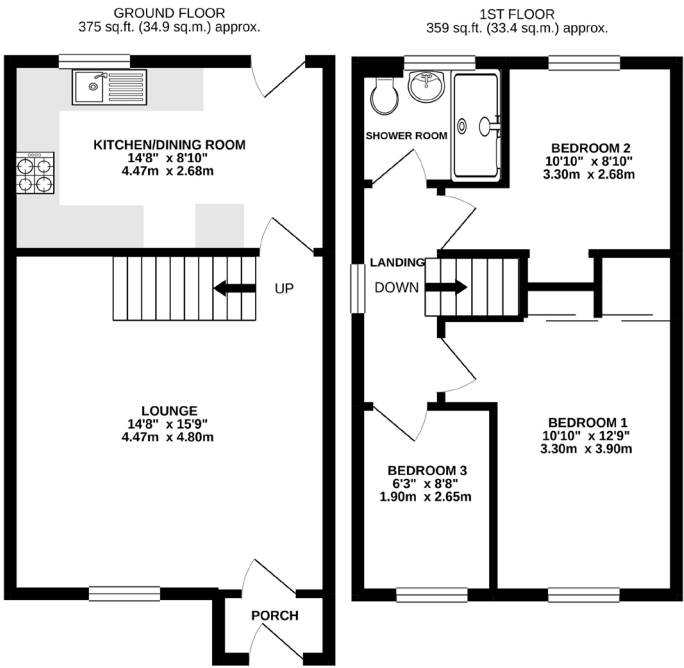
The sale of this property is subject to a grant of probate.

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the second exit into Ogwell Road. Take the first left into Reynell Road and 4th right into Coniston Road.

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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