



Ogwell

- Extended Semi Detached House
- 3 Double Bedrooms
- Potential For 4th Bedroom (stp)
- Immaculately Presented
- Corner Plot
- Superb Gardens
- Driveway Parking
- Potential For Enlargement (stp)

Asking Price:
£239,950
 Freehold

2 Coniston Road, Ogwell, Newton Abbot, TQ12 6YJ

A superb semi detached house occupying an enviable corner plot with much potential. Well set back from the road the property is approached over its own private driveway providing ample parking and there is also a hard standing to the side. A gated side access leads to the rear where there is a good size garden with feature patio, shed and well-tended lawns all enclosed by mature hedges and high fencing.

Situated on the desirable Ogwell Cross development the property is convenient for a primary school and also around half a mile from Newton Abbot town centre. The picturesque village of East Ogwell with church a popular local inn is also within a similar distance.

Accommodation

The accommodation has been extended in the past and has also been remodelled. The ground floor is approached through an entrance hallway with double cloaks cupboard. The lounge overlooks the front and has a living flame gas fire. The fitted kitchen has a door and window to the rear, off of which is a dining room with window to the side and twin bevel edged glazed doors opening to a uPVC double glazed conservatory with French doors to the garden. Also on the ground floor is a double bedroom (bed 3). On the first floor there used to be three bedrooms but the layout has been remodelled in the past. The spacious master bedroom with fitted wardrobes has incorporated the previous third bedroom which could be reinstated by reinstalling a stud wall and doorway. The second bedroom is also a double with wardrobe recess and the bathroom is fitted with a white suite. In addition there is tremendous potential for a further first floor bedroom, subject to the necessary planning consents and approvals, in the loft space above the dining room and ground floor bedroom which has 2 Velux windows. The extended part of the house (incorporating the loft space) also offers potential, subject to planning, for a two storey annexe.

Ground Floor

Entrance Hall

Lounge	15' 5" (4.71m) x 14' 8" (4.48m)
Kitchen	14' 7" (4.45m) x 8' 9" (2.67m)
Dining Room	12' 10" (3.92m) x 9' 10" (3m)
Conservatory	9' 4" (2.85m) x 8' 8" (2.65m)
Bedroom 3	11' 1" (3.37m) x 9' 10" (3m)

First Floor

Landing

Bedroom 1	14' 8" (4.48m) x 11' 11" (3.64m) n/t 8' 10" (2.7m)
Bedroom 2	8' 11" (2.71m) x 8' 0" (2.44m)
Bathroom	
Loft Area	24' 10" (7.58m) x 10' 2" (3.11m)

Outside

Lawned garden to the front with mature shrubs. Enclosed rear garden with patio area and lawns.

Parking

Driveway parking and additional hard standing.

Council Tax Band: Currently Band C

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.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)

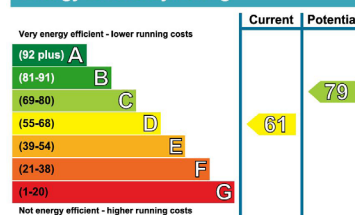
TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Performance Certificate

Full report available on request

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.