



Ogwell

- Modern Semi Detached House
- 3 Bedrooms
- Lounge & Conservatory
- Fitted Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Off Road Parking
- Viewing Recommended

Asking Price:
£213,000
 Freehold

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

Situated in a location particularly popular with family buyers this neat modern semi is a value for money versatile home. It's got just about everything on many wish lists. It's set back from the road and has a good sized drive and a pleasant front garden. The living space has been enhanced with the addition of a pleasant conservatory in line with modern tastes. The lounge has a spacious feel and the kitchen which has been updated and has some fitted appliances. The three bedrooms enjoy pleasant outlooks and the modern bathroom is clean and tidy. The rear garden is of manageable proportions. Additional benefits include a glass fronted garden room, gas central heating and double glazing. Viewing is highly recommended.

Coniston Road is situated on the desirable Ogwell Cross development and convenient for a well-regarded primary school. The property is also around half a mile from Newton Abbot town centre with its wide range of shopping, business and leisure facilities. The picturesque village of East Ogwell with church a popular local inn is also within a similar distance.

Accommodation

Ground Floor

Entrance Lobby

Lounge	15' 5" (4.7m) x 14' 5" (4.4m)
Kitchen	14' 5" (4.4m) x 8' 10" (2.7m)
Conservatory	11' 2" (3.4m) x 8' 10" (2.7m)

First Floor

Landing

Bedroom 1	12' 2" (3.7m) x 8' 2" (2.5m) plus door recess
Bedroom 2	8' 10" (2.7m) x 7' 10" (2.4m)
Bedroom 3	8' 10" (2.7m) x 6' 3" (1.9m)
Bathroom	

Outside

The front garden is open plan with an area of lawn and a pathway to the front door.

Enclosed rear garden with lawn and flower beds.

Garden room with sliding doors	10' 6" (3.2m) x 7' 7" (2.3m)
Substantial shed / workshop	13' 9" (4.2m) x 10' 6" (3.2m)

Parking

Off road parking to the front of the property.

Agents Notes

Council Tax Band: Band C

Directions

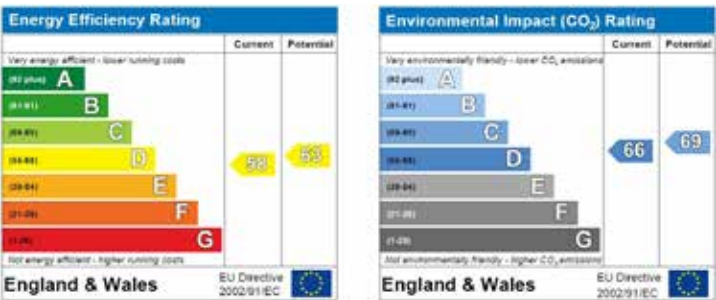
From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the second exit into Ogwell Road. Take the first left into Reynell Road and 4th right into Coniston Road.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request



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.