

For Sale : £210,000

St Bartholomew's Road East Ogwell Newton Abbot



A modern Semi Detached property situated in the popular location of Ogwell. The accommodation includes 3 Bedrooms, Master En suite, 2 Reception Rooms and a contemporary fitted Kitchen/Breakfast Room.

Further features include an Integral Garage, off road parking, rear Conservatory and level rear garden. The property is being sold with NO CHAIN.

St Bartholomew's Road East Ogwell Newton Abbot

Hardwood glazed door leading into:-

ENTRANCE HALL:-

Electric meter. Wall mounted timer control unit for central heating. Radiator. Karndean flooring. Staircase rising to the First Floor. Further staircase leading down to the Lower Ground Floor. Door off to:-

CLOAKROOM:-

Obscure double glazed window. Low level WC. Wash hand basin. Part tiled walls. Extractor fan. Radiator. Tiled floor.

KITCHEN/BREAKFAST ROOM:- 16'2" by 11'8" (4m 93cm x 3m 56cm)

uPVC double glazed windows to rear aspect. Range of contemporary base units and drawers with rolled edge worktop surface areas. Stainless steel built in oven with storage cupboards above and below. Stainless steel splashbacks. Stainless steel extractor hood above. One and a half bowl stainless steel sink unit. Integrated dishwasher. Matching range of contemporary wall cupboards, one housing 'Gloworm' boiler serving hot water and gas central heating. Integrated fridge/freezer. Plumbing for washing machine. Karndean flooring. TV point. Fitted spotlights.

LOWER GROUND FLOOR ACCOMMODATION - INNER HALL:-

Radiator. Smoke detector. Understairs storage cupboard. Door to Dining Room. Further door to:-

LOUNGE:- 17'3" by 16'1" (5m 26cm x 4m 90cm)

uPVC double glazed window to rear aspect. uPVC double glazed French doors leading to Conservatory. TV point. Telephone point. 2 radiators. Squared arch to:-

DINING AREA:- 12'0" by 8'8" (3m 66cm x 2m 64cm)

Karndean flooring. Radiator.

CONSERVATORY:- 13'5" by 7'6" (4m 9cm x 2m 29cm)

Brick base with uPVC double glazed windows. Apex ceiling. uPVC double glazed patio doors leading onto the rear garden. Karndean flooring.

FIRST FLOOR ACCOMMODATION - LANDING:-

Double glazed window to side aspect. Access to loft space. Smoke detector. Radiator. Built in linen cupboard with fitted shelving and heater.

MASTER BEDROOM:- 13'9" by 9'4" (4m 19cm x 2m 84cm)

uPVC double glazed window to rear aspect. Radiator. Door to:-

EN SUITE SHOWER ROOM:-

Tiled shower cubicle with folding door and fitted chrome Mira Power Shower. Low level WC. Wash hand basin. Wall mounted chrome ladder radiator. Shaver point. Fitted mirror. Concealed lighting. Extractor fan. Tiled floor.

BEDROOM 3:- 10'9" by 6'6" (3m 28cm x 1m 98cm)

(This room is currently incorporated into the Master Bedroom but could easily be converted back to a separate Bedroom.)

uPVC double glazed window. Range of built in wardrobes with sliding doors, hanging rails and fitted shelving. Radiator.

BEDROOM 2:- 14'0" by 8'6" (4m 27cm x 2m 59cm)

uPVC double glazed window to front aspect. Built in cupboard with hanging rail and fitted shelving. TV point. Radiator. Built in wardrobes with sliding doors, hanging rails and fitted shelving.

FAMILY BATHROOM:-

Panelled bath with shower screen and fitted Mira shower over. Tiled walls Low level WC. Wash hand basin. Fitted mirror. Concealed lighting. Extractor fan. Fitted spotlights. Tiled floor. Shaver point.

OUTSIDE:-

To the front of the property is allocated off road parking. Steps lead down to the rear garden.

REAR GARDEN:-

The rear garden is level and comprises a paved patio, gravelled area and timber decked patio bordered by a flower and shrub beds. External lighting. The garden is enclosed by wooden fencing. Cold water tap.

INTEGRAL GARAGE:- 17'5" by 8'10" (5m 31cm x 2m 69cm)

Up and over door. Power points. Lighting.

DIRECTIONS:-

From our Newton Abbot office continue on the Totnes Road and upon reaching the Ogwell Cross roundabout turn right taking the 3rd exit leading to Ogwell. Turn left onto Reynell Road, continue for some distance onto St Bartholomews Road.

DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.



