



Ogwell

- Modern Detached House
- 4 Double Bedrooms
- 2 Bath / Shower Rooms
- 6.8m Long Eat-In Kitchen
- Gas Central Heating & uPVC Double Glazing
- Enclosed Rear Garden & Open Views
- Garage & Driveway Parking
- Sought After Location

Asking Price:
£315,000
 Freehold

EPC RATING : D60

7 Bunting Close, Ogwell, Newton Abbot, TQ12 6BU

A modern detached house located in a sought after cul-de-sac on the Larksmead side of Ogwell.

The smartly presented property has an integral garage and driveway providing parking, whilst to the rear is an enclosed garden with level lawned areas and terraces. All the rear aspect facing rooms enjoy a lovely open view over the surrounding area and onto wooded hillsides.

Inside the house has well-proportioned rooms; the ground floor offers a double aspect lounge with doors to the rear garden, an impressive eat-in kitchen fitted with a comprehensive range of units, separate utility room and guest cloakroom / w.c. On the first floor are four double bedrooms, a spacious modern bathroom / w.c and additional shower room / w.c.

Ogwell is an established and well-regarded area with an excellent primary school. Newton Abbot town centre is approximately half a mile walk away and has an excellent range of shopping, business and leisure facilities, primary and secondary schools, further education centres and a hospital. The picturesque Bakers Park is less than half a mile away.

For commuters the A380 dual carriageway linking Torbay and Exeter (M5 beyond) is approximately 2 miles away, as is the mainline railway station with direct routes to London Paddington.

The Accommodation

Ground Floor

Entrance Porch	
Hallway	
Cloakroom / W.C	
Lounge	15' 5" (4.7m) x 14' 8" (4.46m)
Kitchen / Diner	22' 4" (6.8m) x 9' 11" (3.02m)
Utility	8' 10" (2.68m) x 6' 4" (1.92m)
Garage	17' 6" (5.33m) x 9' 11" (3.03m)

First Floor

Landing	
Bedroom 1	13' 7" (4.13m) x 10' 0" (3.05m)
Bedroom 2	8' 7" (2.61m) x 8' 4" (2.55m)
Bedroom 3	14' 8" (4.46m) x 7' 10" (2.4m)
Bedroom 4	14' 8" (4.46m) x 7' 6" (2.28m)
Bathroom	9' 9" (2.97m) x 8' 0" (2.44m)
Shower Room	

Gardens

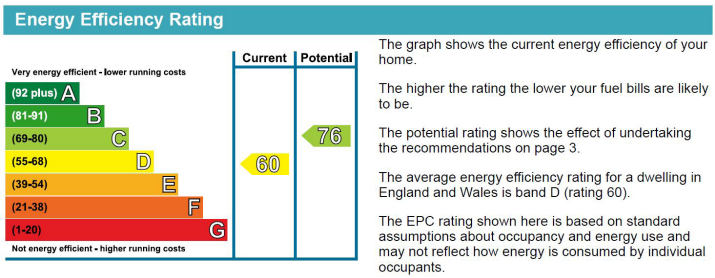
The front of the property has an area of lawn and raised gravel bed.

The rear garden has areas of lawn and patio seating areas and enjoys open views across the surrounding area. Greenhouse.

Parking

Garage with driveway parking in front.

ENERGY PERFORMANCE RATING

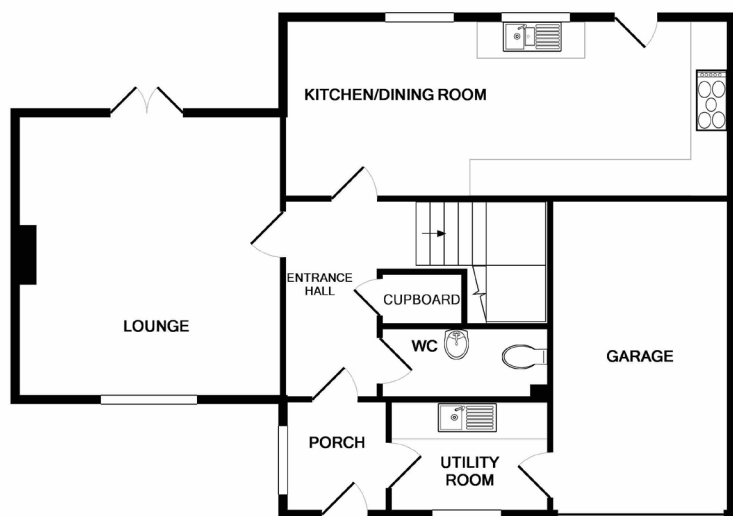


Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any 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

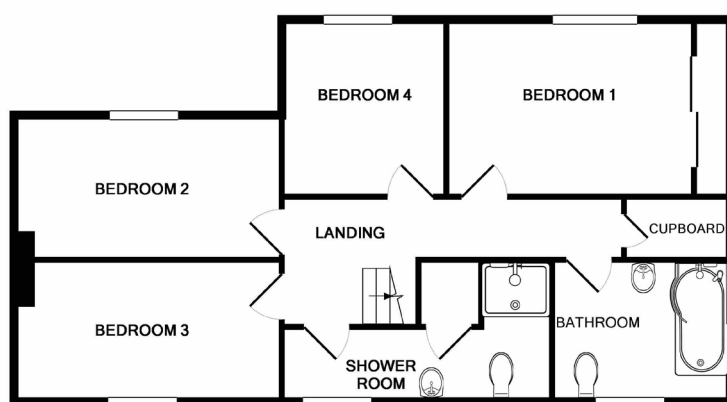


FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 878 SQ.FT.
(81.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(67.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1609 SQ.FT. (149.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

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 3rd exit into Ogwell Road. Take the first right into Larksmead Way. Take the third right into Bunting Close.