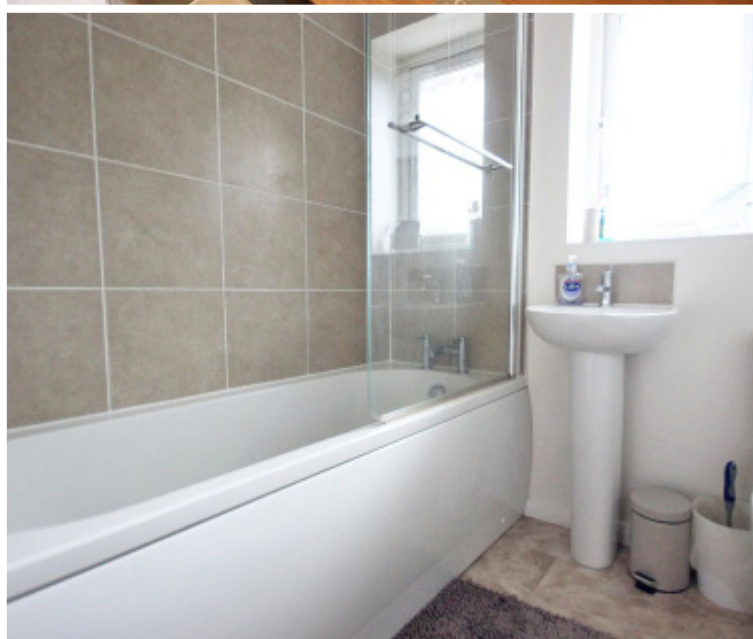




Ogwell

- Semi Detached House
- 3 Bedrooms
- Lounge & Kitchen / Diner
- Conservatory

- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Allocated Parking For 2 Vehicles
- Viewing Highly Recommended

Asking Price:

£235,000

Freehold

EPC RATING: D67

3 Queen Annes Copse, Ogwell, Newton Abbot, TQ12 6FL

A spacious, modern and very well-presented semi-detached home situated in a desirable location. This three bedroom family home benefits from a conservatory, gas central heating and double glazing. Outside boasts level, enclosed gardens with areas of lawn and patio and allocated parking for two cars. This lovely home will appeal to a wide range of buyers, including families and internal viewings come highly recommended to appreciate the location and accommodation on offer.

Ogwell is a sought after area on the outskirts of Newton Abbot and the property benefits from being within walking distance of the renowned Canada Hill primary school, village church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarkets, leisure facilities, primary and secondary schools and mainline railway station to London Paddington. There is easy access onto the A380 dual carriageway linking the cathedral city of Exeter and Plymouth.

Accommodation

The entrance hallway has stairs to the first floor and a cloakroom/wc. The lounge has window to front and feature fireplace with inset gas living flame fire. The kitchen/dining room is comprehensively fitted and has sliding patio doors leading to a good sized conservatory. On the first floor there are three bedroom, two large doubles and a generous sized third bedroom. There is also a modern bathroom/wc fitted with a white suite.

Ground Floor

Entrance Hallway	
Cloakroom / W.C	
Lounge	14' 9" (4.5m) x 11' 2" (3.4m)
Kitchen / Diner	17' 5" (5.31m) x 11' 10" (3.61m)
Conservatory	14' 9" (4.5m) x 7' 1" (2.15m)

First Floor

Landing	
Bedroom 1	10' 7" (3.22m) x 10' 4" (3.16m)
Bedroom 2	12' 2" (3.7m) x 8' 11" (2.71m)
Bedroom 3	8' 5" (2.56m) x 7' 9" (2.35m)
Bathroom	

Outside

Outside there are level gardens enclosed by fencing with level lawn, paved patios and gravelled drying area. There is also a timber shed.

Parking

Private parking - 2 allocated spaces.

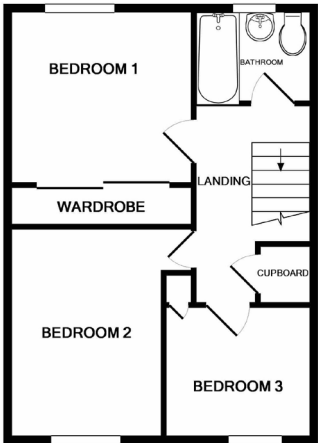
Agents Notes

Council Tax Band: Currently Band C

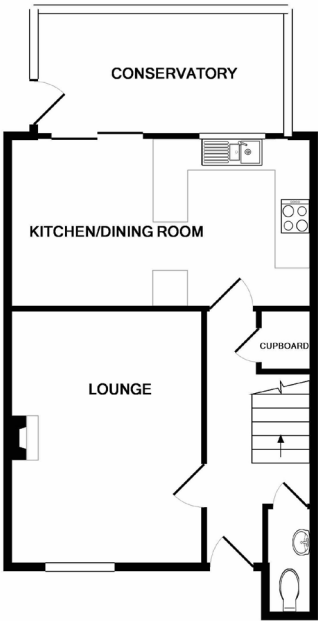
Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell (Ogwell Road). Queen Annes Copse is on the right hand side.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



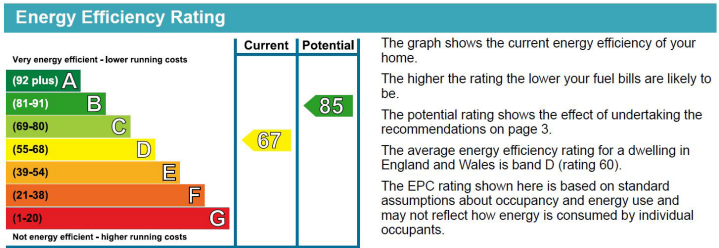
GROUND FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 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.
Made with Metropix ©2019

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.