



Ogwell

- Detached Family Home
- 4 Bedrooms (master en suite)
- 2 Reception Rooms
- Kitchen & Separate Utility

- Double Glazing & Gas Central Heating
- Superb Rear Garden
- Double Garage & Driveway
- No Upward Chain

Asking Price:
£320,000
 Freehold
 EPC: C72

27 Coniston Road, Ogwell, TQ12 6YG - Draft

A superb detached family house in a desirable cul-de-sac within the Ogwell area of the town. With low maintenance face brick elevations the property occupies a lovely plot, an allocated double garage and double width driveway providing parking and a fabulous lawned garden with stream at the rear.

Ogwell offers a well-regarded primary school and is less than a mile from Newton Abbot town centre with its wide range of shopping, business and leisure facilities, primary and secondary schools, hospital and transport links including a mainline railway station.

The Accommodation

Inside the house is particularly clean and tidy but does lend itself to a degree of updating and remodelling. An entrance hallway features a turning staircase to the first floor and has a guest cloakroom / w.c off with a recessed double cupboard. The lounge has two windows overlooking the front whilst a separate dining room has patio doors overlooking the rear garden. Also overlooking the rear is the kitchen and separate utility room with back door. On the first floor there are 4 bedrooms, the master with fitted wardrobes and large en suite shower /w.c, there is also a family bathroom.

Ground Floor

Entrance Hallway

Lounge 17' 9" (5.41m) x 12' 0" (3.66m)

Dining Room 10' 8" (3.26m) x 10' 2" (3.1m)

Kitchen 11' 8" (3.56m) x 10' 10" (3.3m)

Utility 7' 4" (2.24m) x 5' 9" (1.75m)

Cloakroom / W.C

First Floor

Landing

Bedroom 1 12' 1" (3.68m) x 10' 10" (3.3m)

En Suite Shower Room

Bedroom 2 12' 1" (3.68m) x 9' 7" (2.91m)

Bedroom 3 10' 1" (3.07m) x 7' 9" (2.36m)

Bedroom 4 10' 8" (3.25m) x 10' 0" (3.06m)

Family Bathroom

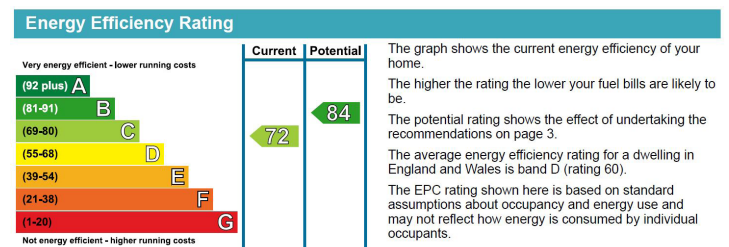
Gardens

Enclosed rear garden with paved patio adjoining the rear of the house leading to an area of lawn. A bridge over a small stream links the main garden with an area of garden planted with trees and shrubs.

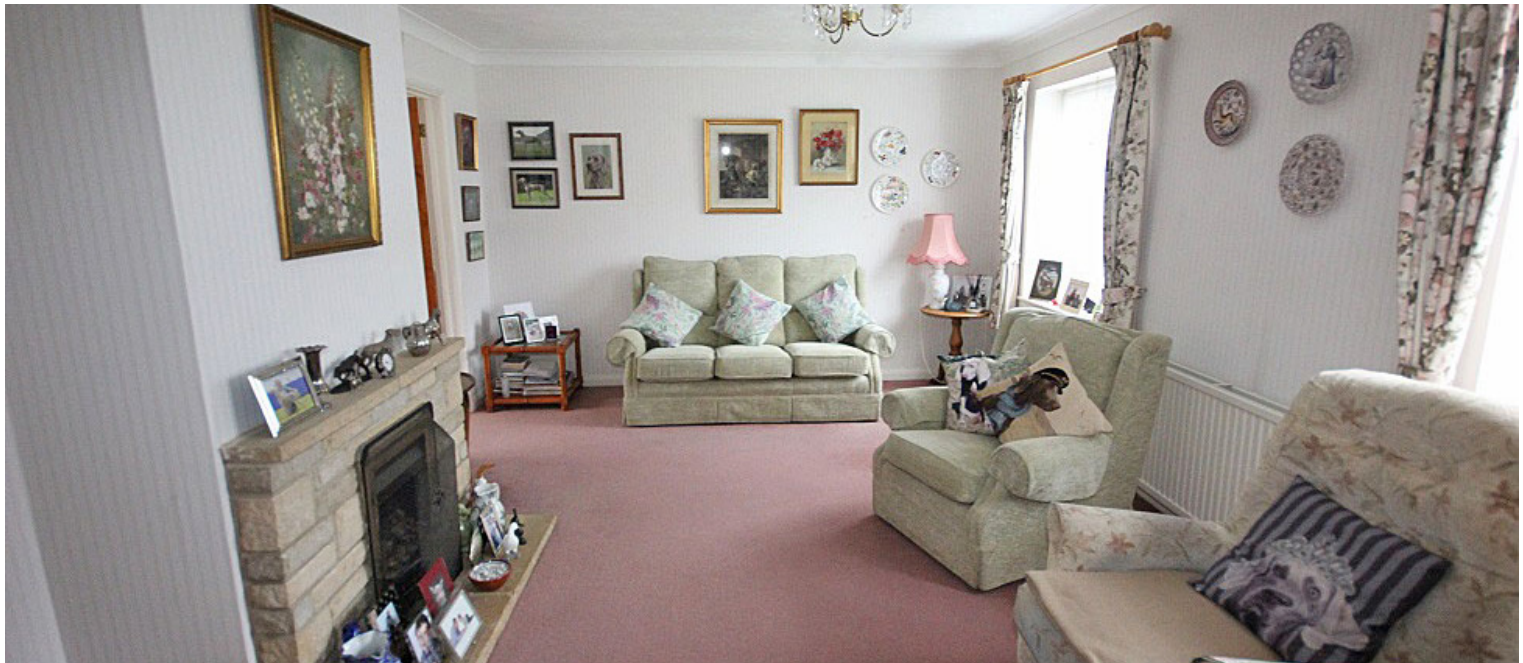
Parking

Double garage with double width driveway in front.

ENERGY PERFORMANCE RATING

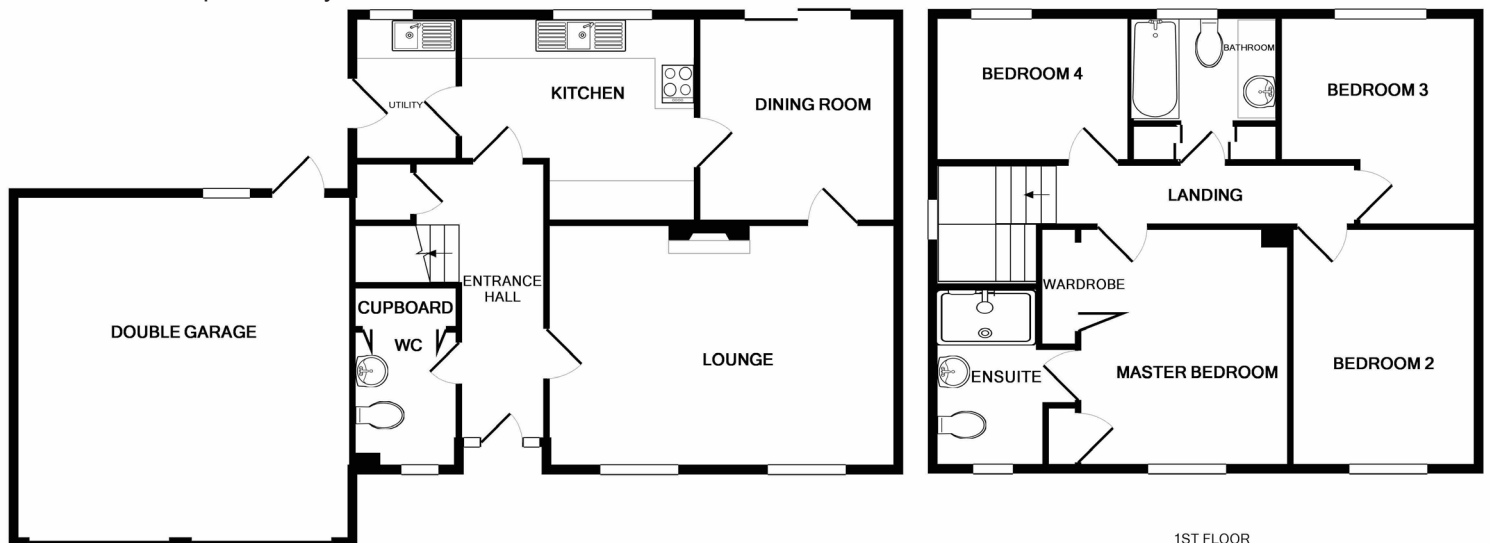


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FLOOR PLANS

For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 930 SQ.FT.
(86.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1563 SQ.FT. (145.2 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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1ST FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



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 second exit into Ogwell Road. Take the first left into Reynell Road and 4th right into Coniston Road.