



Ogwell

- Detached House with Annexe
- 4/6 Bedrooms
- 2/4 Reception Rooms
- Suitable for Annexe/Income

- Gas Central Heating & Double Glazing
- Garage & Ample Off Road Parking
- Desirable Village Location
- No Upward Chain

Guide Price:

£425,000

Freehold

House EPC:B84

Annexe EPC:D63

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

An individual and deceptively spacious four bedroom detached family home with a separate and spacious self-contained two bedroom annexe which would make an ideal granny annexe or suitable for a extended family member looking for their own space or even suitable for letting as the current owners do producing a useful income. The annexe is linked to the main accommodation by a staircase and can easily be incorporated into one large home. The property is situated in the highly sought after Ogwell area of Newton Abbot and occupies a generous sized plot with a private garden and ample parking in addition to a garage. Internal viewings come highly recommended to appreciate the extensive and versatile accommodation in addition to the desirable position.

Ogwell is situated on the outskirts of Newton Abbot and offers a well-regarded primary school, 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, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

The main house at entrance level comprises hallway with stairs to the first floor and further staircase linking the annexe. There is a cloakroom/wc and a well fitted kitchen with integrated oven and hob and a separate utility room and rear porch. There is a generous dining room and arch to a spacious lounge which is dual aspect with sliding patio doors to a large balcony overlooking the garden. On the first floor there are four bedrooms, master ensuite and a showerroom. The annexe boasts it's own entrance and comprises entrance hallway with staircase linking the main house. A large lounge and dining room, kitchen and two bedrooms with bathroom.

The Accommodation

Ground Floor

Lounge/Diner	21' 7" (6.58m) x 21' 7" (6.58m)
Kitchen	15' 4" (4.67m) x 8' 11" (2.72m)
Utility Room	8' 6" (2.59m) x 7' 5" (2.26m)
Cloakroom/WC	
Rear Porch	

First Floor

Bedroom 1 (ensuite)	14' 2" (4.32m) x 10' 11" (3.33m)
Bedroom 2	10' 4" (3.15m) x 11' 0" (3.35m)
Bedroom 3	10' 4" (3.15m) x 10' 6" (3.2m)
Bedroom 4	9' 0" (2.74m) x 11' 1" (3.38m)
Shower Room/WC	

Annexe

Lounge/Diner	21' 7" (6.58m) x 21' 7" (6.58m)
Kitchen	15' 4" (4.67m) x 8' 11" (2.72m)
Bedroom 1	11' 11" (3.63m) x 8' 7" (2.62m)
Bedroom 2	7' 5" (2.26m) x 8' 6" (2.59m)
Bath/Shower Room	

Gardens

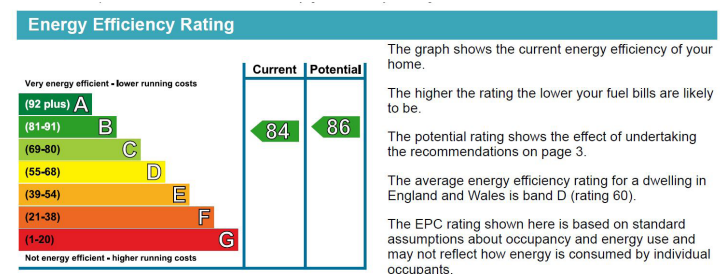
The gardens are easy to maintain and comprise paved area and steps leading to a level lawn with trees to the rear boundary offering a degree of privacy.

Parking

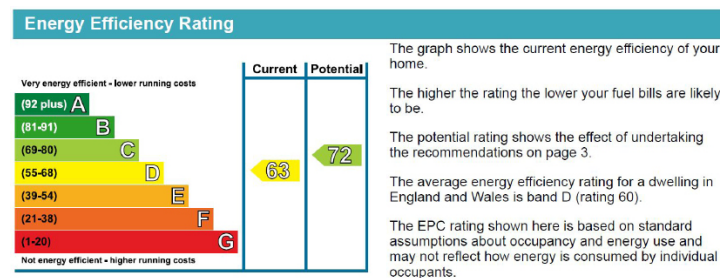
Outside there is a driveway leading to the garage and ample driveway parking to the right hand side of the house.

ENERGY PERFORMANCE RATING

House



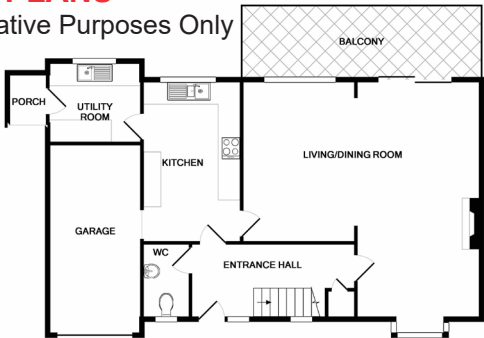
Annexe



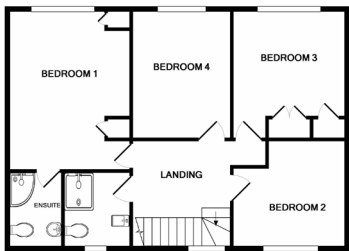
Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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



FLOOR PLANS
For Illustrative Purposes Only



GROUND FLOOR
APPROX. FLOOR
AREA 889 SQ. FT.
(83.5 SQ.M.)

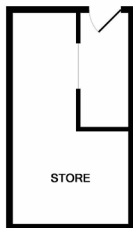
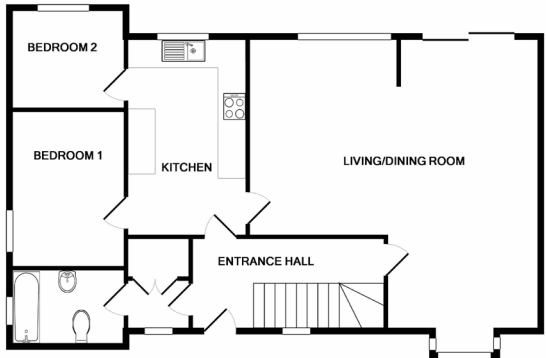


1ST FLOOR
APPROX. FLOOR
AREA 664 SQ. FT.
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1562 SQ. FT. (145.1 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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TOTAL APPROX. FLOOR AREA 1025 SQ. FT. (95.2 SQ.M.)

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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

House: Band E

Annexe: Band B

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.