



Ogwell, Newton Abbot

- Superb Modern Detached House
- 4 Bedrooms (Master En-Suite)
- Lounge & Dining Room
- Good Sized Kitchen
- Lovely Level Garden
- Garage & Driveway
- Gas Central Heating & Double Glazing
- Sought-After Location

Asking Price:
£350,000
 Freehold
 EPC: C77

23 Abbotsridge Drive, Ogwell, TQ12 6YS - Draft

A superb modern detached house situated in highly sought-after Ogwell and within easy reach of well-regarded Canada Hill Primary School. Nicely positioned towards the end of Abbotsridge Drive, the property has an integral garage and driveway providing parking whilst at the rear, there's a delightful level garden with lawn and smart modern deck providing an ideal alfresco dining area.

Newton Abbot town centre is located approximately one mile away and offers an extensive range of amenities, shops and railway station.

The Accommodation

The accommodation is well planned and smartly presented. An entrance hallway has a storage cupboard and cloakroom/WC off. A well-proportioned lounge overlooks the front and has a wide square opening to the dining room with French doors to the adjacent deck. A good sized kitchen has a selection of cabinets and utility area with separate sink and back door at one end. On the first floor there are 4 bedrooms, the principle having a contemporary en-suite shower/WC and there is also a smart modern family bathroom with shower ended bath.

Outside

Open plan front garden with lawn and gravelled beds with gated side access to the rear garden enjoying a sunny aspect with lawn and modern decked terrace.

Parking

Driveway and integral single garage.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

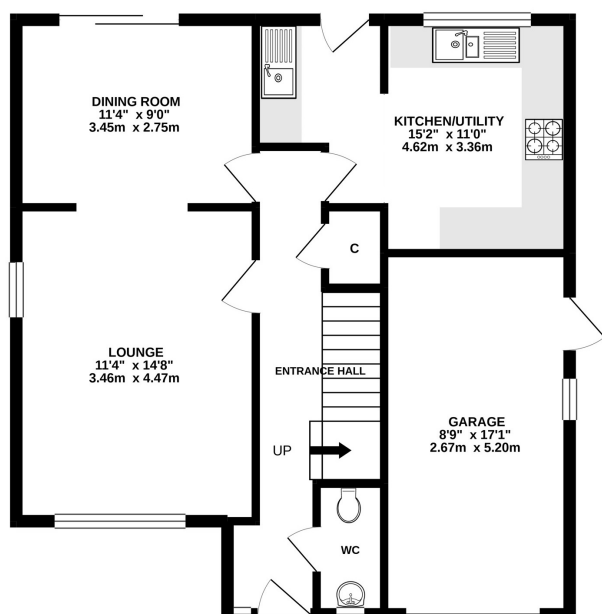
Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

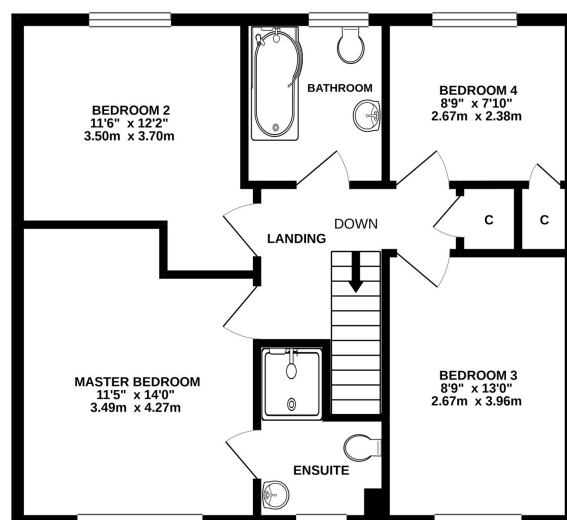
Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property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



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FLOOR PLANS

For Illustrative Purposes Only



Agents Notes

Tenure

Freehold

Services

Gas 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 the Ogwell roundabout, turn right towards the village (Ogwell Road) then take the second right (Margaret road). Take the second left into Abbotsridge Drive and the property can be found on the left hand side.