



Ogwell

3x  1x 

ENERGY
RATING
TBC

- Video Walk-through Available
- No Upward Chain
- Mature Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms

- Kitchen, Bathroom and WC
- Generous Rear Garden
- Driveway Parking
- Much Potential
- Useful Lean-to Style Store

Guide Price:
£250,000
FREEHOLD

20 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A mature bay windowed semi-detached house on a generous plot offering much potential for improvement and extension. In the same ownership for many years and clearly loved and cherished, the property is now in need of a new owner looking to put their own stamp on a new home.

With a gated driveway providing parking and an attached former garage now providing a store ideal for bikes etc at the front, there is also a utility room and a privately enclosed and surprisingly large and mature garden at the rear.

Situated within the highly regarded and much sought-after Ogwell area of Newton Abbot the property lies within the catchment for Canada Hill primary school. Within a few hundred metres' walk is the National Trust's Bradley Manor with picturesque riverside walks open to the public all year round with Bakers Park just slightly further. Within a mile is the clock tower in the town centre where an attractive range of shops, businesses, cafes, restaurants and bars can be found.

The Accommodation:

Stepping inside the accommodation is traditionally laid out with the ground floor hallway having the stairs to the first floor. There are two separate reception rooms one with direct access to the rear garden and a kitchen with selection of fitted cabinets, A separate utility room has a door to the rear garden.

On the first floor are three bedrooms a bathroom with coloured suite and a separate WC. There is a loft with drop down ladder which is partially boarded.

Parking:

Gated driveway.

Gardens:

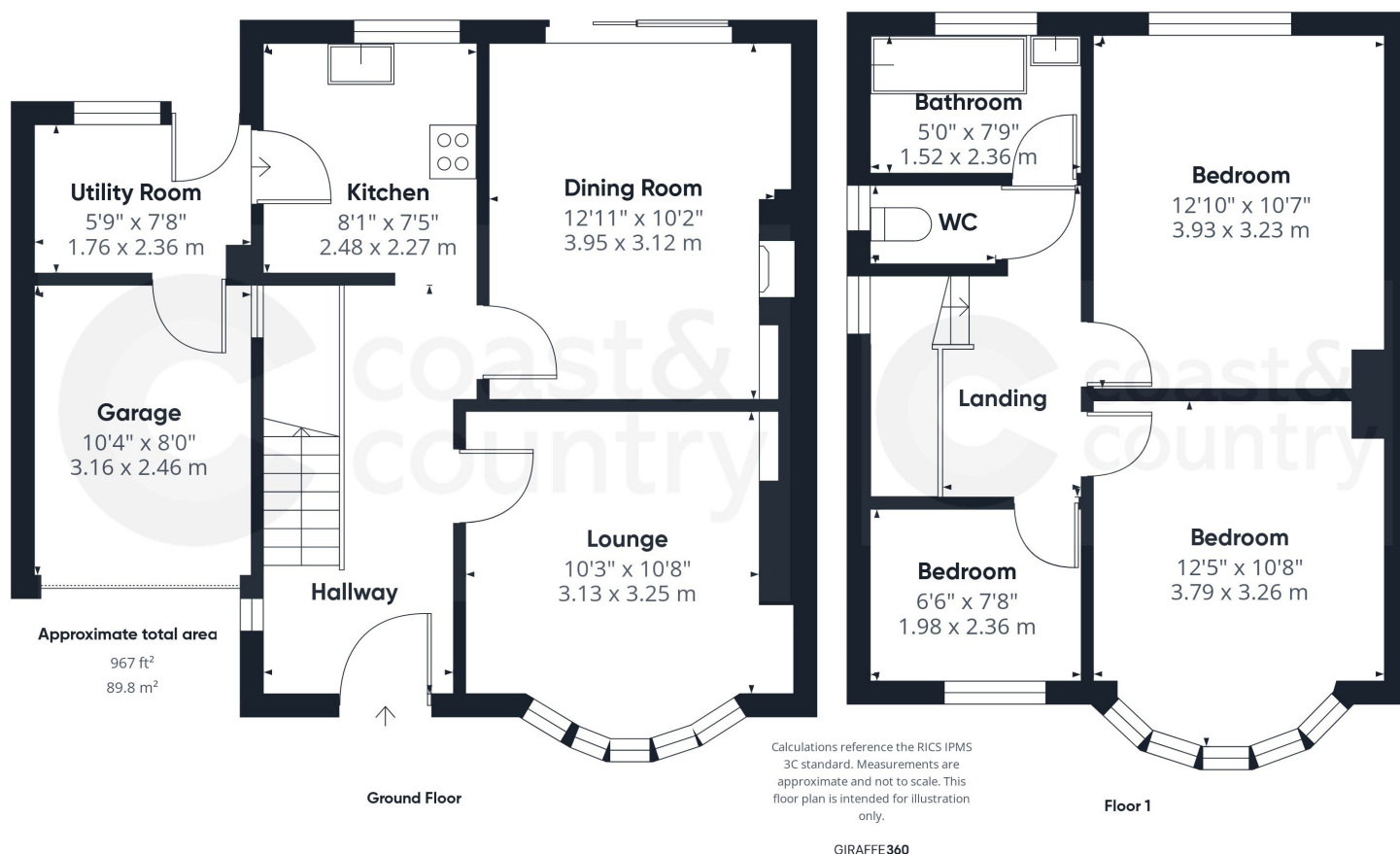
Large enclosed and mature rear garden mainly laid to lawn.

Directions:

From Newton Abbot town centre take the A381 Totnes Road towards Totnes. At the first roundabout adjacent to the cemetery take the third exit into Ogwell Road. Margaret road is the second turning on the right.



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Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

The sale of this property is subject to a grant of probate.

The land beyond the wooden fence in the rear garden is excluded from the sale.

Energy Performance Certificate:

The EPC for this property has been ordered and will be added as soon as it is available.

Floor Plans - For Illustrative Purposes Only

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 ± 0.1 m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.