



Ogwell, Newton Abbot

- Video Walk-through Available
- Detached Family Home
- 4 Bedrooms
- Dual Aspect Lounge
- Dining Room with Bay Window
- Modern Kitchen & Breakfast Room
- Family Bathroom, WC & En-Suite
- Driveway & Integral Garage
- Garden with Patio
- Highly Desirable Location



4x



2x

 ENERGY
RATING
D67

**Guide Price:
£425,000**
FREEHOLD

1 Buttercombe Close, Ogwell, Newton Abbot, TQ12 6YD



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A superb four-bedroom detached family home with garage, driveway and gardens, situated within a desirable development in the highly sought-after Ogwell area of Newton Abbot.

Buttercombe Close is a sought after cul de sac located within the highly desirable Ogwell area which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school and church. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, a 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 accommodation boasts four bedrooms - master en-suite, a spacious dual aspect lounge, separate dining room, kitchen, breakfast room, cloakroom/WC and family bathroom. Gas central heating and uPVC double glazing are installed and outside there is ample driveway parking, single garage and front and rear gardens. Internal viewings of this modernised and superbly presented spacious family home are recommended to appreciate the accommodation and sought after location on offer.

The Accommodation:

An open canopy porch with composite part double-glazed entrance door and double-glazed side panels leads to the entrance hallway with stairs to first floor with cupboard under, wood flooring and cloakroom/WC with low-level WC, corner wash basin and uPVC obscure double-glazed window. The lounge is of a generous size being dual aspect with walk-in uPVC double-glazed bay window to front and uPVC double-glazed sliding patio doors to garden, feature fireplace with electric living flame coal effect fire and opening to the dining room with walk in uPVC double glazed bay window enjoying pleasant outlook over the rear garden. The study has a uPVC double-glazed window to front and built-in cupboards and desk. The kitchen is extensively fitted with a modern range of white wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, built-in appliances include double oven, hob and microwave, space and plumbing for dishwasher, uPVC double-glazed window enjoying pleasant outlook over the rear garden and opening to the breakfast room which has uPVC double-glazed sliding patio doors to garden and courtesy door to the garage/utility which has a range of wall and base units with rolled edge work surfaces, inset circular sink, plumbing for washing machine, spaces for tumble dryer and freezer, wall mounted gas boiler, access to loft with extendable ladder above garage and metal up and over door.

Upstairs on the first floor the landing has access to loft and airing cupboard with heater. Bedroom one has a range of built-in wardrobes, uPVC double-glazed window to front and an en-suite shower room with shower

cubicle, vanity wash basin, low-level WC, heated towel rail and uPVC obscure double-glazed window. Bedroom two has a uPVC double-glazed window to front and built-in cupboards. Bedroom three has a uPVC double-glazed window to rear enjoying pleasant outlook and bedroom four has a built-in cupboard and uPVC double-glazed window to rear enjoying a pleasant outlook.

The bathroom has a modern suite comprising panelled bath with mixer tap and shower over, screen, low-level WC, vanity wash basin, wall radiator and uPVC obscure double-glazed window.

Parking:

Generous driveway providing off-road parking for four cars leading to an integral garage.

Gardens:

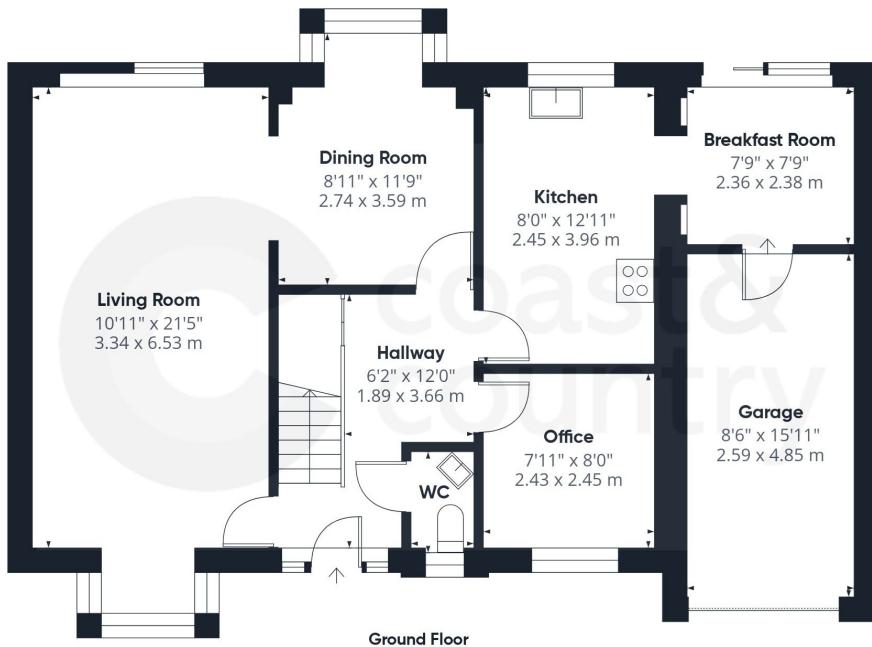
Outside to the front there is a lawned garden with gravelled border. To the side of the property, a gate and path leading to the rear garden which has a large, paved patio and is predominantly laid to lawn with well stocked flower and shrub borders and two garden sheds.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell (Ogwell Road). Take the first left into Reynell Road. Take the second left into Buttercombe Close.



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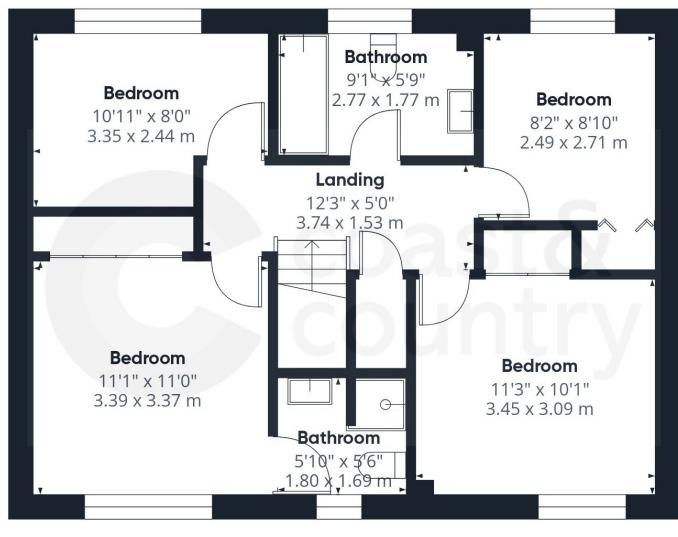
Approximate total area

1400 ft²

129.9 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 ± 0.1m. 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.