



Ogwell, Newton Abbot

4x  3x 

ENERGY RATING C73

- Video Walk-through Available
- Spacious Detached Family Home
- 4 Bedrooms (2 en-suite)
- 2 Reception Rooms
- Study & Conservatory
- Good Sized Fitted Kitchen
- Modern Bath & Shower Rooms
- Driveway & Double Garage
- Lovely Lawned Garden
- Convenient for Canada Hill Primary School

Guide Price:
£475,000
FREEHOLD

19 Abbotsridge Drive, Ogwell, TQ12 6YS



1000s of homes sold in Teignbridge

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

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A spacious and well-presented four bedroom reverse-level detached family home in the highly regarded Ogwell area of Newton Abbot. The well-proportioned accommodation includes a dual-aspect lounge with two Juliet balconies, a separate dining room, study, conservatory and extensively fitted kitchen. Two of the four bedrooms boast en-suite shower rooms and there is also a modern family bathroom. Gas central heating and double glazing are installed and outside there is ample driveway parking, a detached double garage and lovely landscaped rear garden with a level lawn, established shrubs, paved area and sloping shrub area leading to a stream. Viewings of this deceptively spacious and well-presented family home are recommended to appreciate the accommodation, garden and sought after location on offer.

Abbotsridge Drive is located within the highly desirable Ogwell area which 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 Accommodation: A open canopy porch with multi obscure glazed entrance door with side panel to the entrance hallway with access to loft and stairs to the lower ground floor. The cloakroom/WC has a low-level WC with concealed cistern, vanity wash basin and window. There is a bright and airy lounge which is dual aspect with two sets of French doors with Juliet balconies overlooking the garden. There is a separate dining room also overlooking the garden and a study with leaded bay window to front and fitted units. Also on this level is an extensively fitted kitchen with a range of white fronted wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, built-in oven and hob with spaces for appliances, dual-aspect with windows to front and side.

On the lower ground floor there are two storage cupboards, one of which has the hot water cylinder and a further cupboard housing gas wall mounted boiler. A part-glazed door leads to the conservatory which is hardwood with French doors opening to the garden. Bedroom one has a walk-in bay with sliding patio doors to the garden and a range of fitted mirror-fronted wardrobes with opening in the middle leading to a hidden en-suite which has been modernised and comprises a large walk-in shower area with glazed screen, low-level WC, vanity wash basin and part tiled walls. Bedroom two has a window to side, range of mirror fronted wardrobes and an en-suite shower room with shower cubicle, low-level WC and

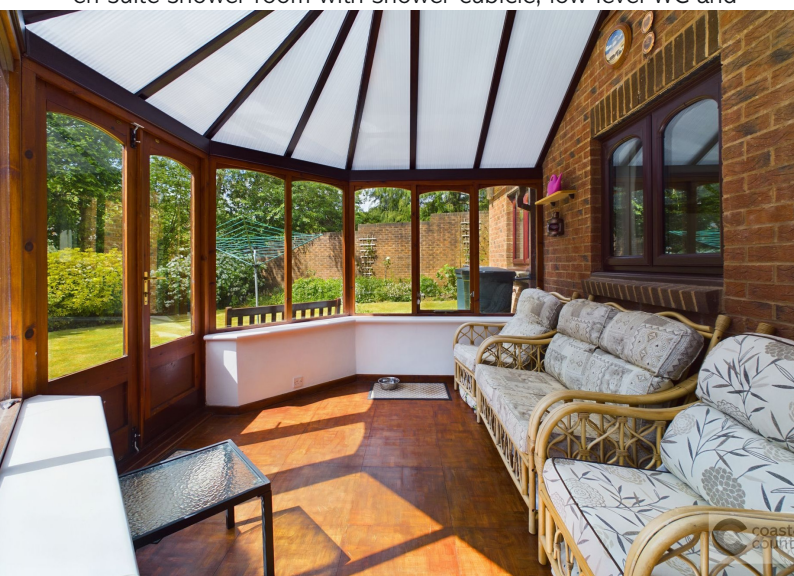
pedestal wash basin. Bedroom three has a window overlooking the rear garden and range of mirror fronted wardrobes. Bedroom four has a window to rear. The family bathroom has been modernised and comprises a panelled shower bath with mixer tap, shower attachment and screen, low-level WC with concealed cistern, vanity wash basin and heated towel rail.

Outside: To the front is a small area of lawn with shrub borders and path to the front door. The rear garden has been attractively landscaped and comprises a paved patio, level lawn and wide selection of flower and shrub borders, timber shed and a path leads down to a further area of garden backing onto the stream.

Parking: Outside to the front there is ample driveway parking leading to a double garage with twin up and over doors.

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.



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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 are ± 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.