



Ogwell, Newton Abbot

4x  3x 

ENERGY
RATING
B84

- Video Walk-through Available
- No Upward Chain
- Stunning Detached House
- 4 Bedrooms & 3 Bathrooms
- Superb Living/Kitchen/Dining Space •
- Fabulous Established Garden
- Garage & Driveway
- Exclusive Gated Development
- Show Home Condition

Guide Price:
OIEO £500,000
FREEHOLD



11 The Pinnacle, Newton Abbot, TQ12 6GG

A stunning detached house with a wonderful garden in an exclusive, gated development.

Just over a year old and still covered by a new home warranty is this first-class home designed with thought and care and finished with an attention to detail, the current owners having gone to the expense of installing many quality upgrades. With style and sophistication, up-to-the-minute features include underfloor heating throughout the ground floor, an electric car charging point in the integral garage, itself with remote electric door, pressurised hot water system, Bluetooth ceiling speakers in the principal rooms, CAT6 ethernet sockets and BT full fibre internet connection and digital voice.

Tucked away at the end of the development with a paviour driveway providing parking in front of the garage, the property has a beautiful, privately enclosed garden at the rear which widens out to the upper terrace and rear boundary and has a lovely established feel with extensive inset planting, lawns and patio areas complemented by some attractive older arched stonework features. The Pinnacle is an exclusive development accessed through wrought iron intercom-controlled gates providing a secure environment and is conveniently located less than a mile's walk or a short bus ride from Newton Abbot's vibrant and well-served town centre, with its excellent range of shops, restaurants and mainline railway station.

The Accommodation:

Stepping inside, the immaculate accommodation extends to around 1800sqft and is presented in show home order throughout over 3 floors. The front door opens into a vestibule with inner door to the main reception hallway. This has a turning staircase to the first floor with high level side window providing natural light. Solid wooden doors open to a cupboard housing the hot water cylinder, integral garage, a guest cloakroom/WC with bespoke cupboards, WC and basin and the show-stopping kitchen/dining/living room. This is the hub of the house and is flooded with natural light with glazed French doors having twin, full-height side panels on two aspects opening to the garden and a further window. With plenty of space for easy chairs and dining suite, the kitchen area is fitted with a comprehensive selection of base and wall cabinets and pan drawers. Solid quartz countertops with undermount 1 + ¼ sink unit and matching splashbacks with concealed lighting above add to the quality feel. Upgrades include 2 corner carousels, fittings and larder cupboard with bespoke, retractable, easy-access shelving. Completing the kitchen is a selection of integrated Siemens appliances including eye-level oven, separate combination microwave, 5-ring induction hob with canopy over, larder fridge, separate freezer and dishwasher with matching cupboard fronts.

The first floor, part-galleried landing leads up to the second floor via a matching staircase and again has solid timber doors opening to the first-floor rooms. A walk-in recessed laundry cupboard has plumbing for a washing machine with tumble drier above. Overlooking the rear garden through 2 windows is a well-proportioned lounge which runs the full width of the house. Also on this floor is bedroom three with a fully tiled en-suite shower room/WC and a fourth bedroom which would also make an ideal home office or study.

The second floor is home to the principal bedroom with spacious, fully-tiled en-suite with bath, double shower cabinet, basin and WC. Bedroom two benefits from adjacent smart, fully-tiled family shower room/WC. Both bedrooms are fitted with an extensive range of bespoke bedroom furniture by Hammonds.

Outside:

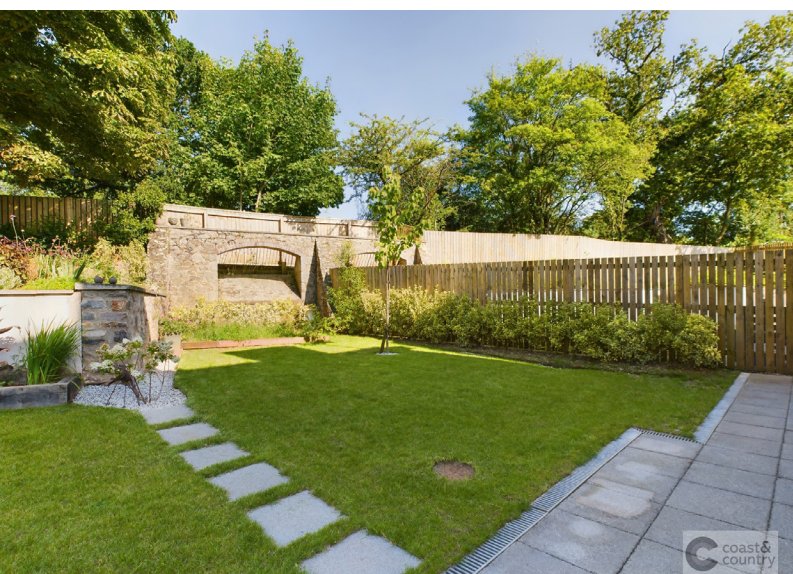
A credit to the current owners who have worked tirelessly over the last year to create a wonderful space which has a mature and established look. Extensive landscaping and planting and offering an excellent level of privacy and seclusion.

Parking:

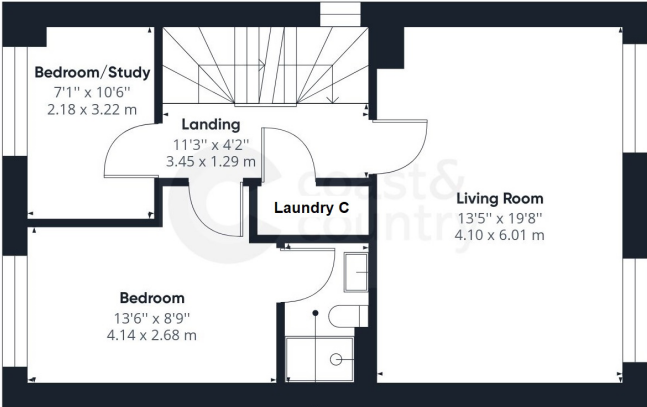
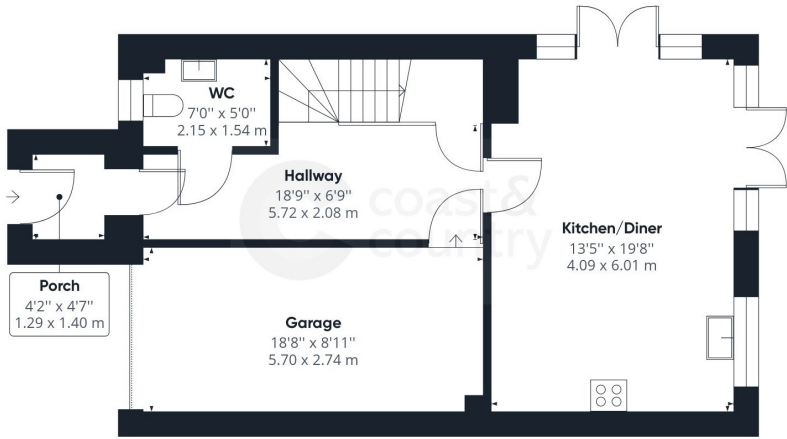
Integral garage with remote electric door, internal door to reception hallway and electric car charging port. Brick Paviour driveway in front of the garage.

Directions:

Leaving Newton Abbot and heading towards Totnes along the Totnes Road (A381) passing Bakers Park on your right and continuing on to the Ogwell roundabout. At the roundabout take the first exit onto Old Totnes Road and take the first left into The Pinnacle.



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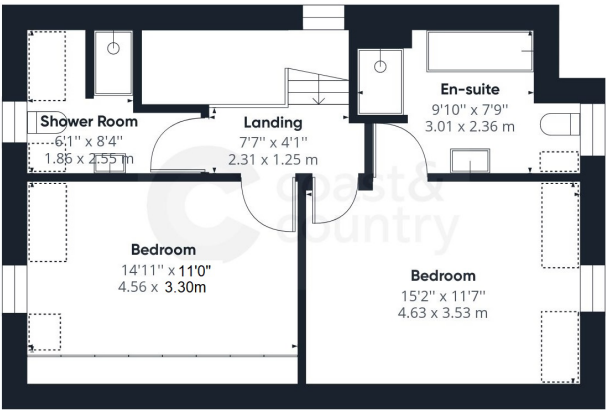
En-suite
4'11" x 7'11"
1.51 x 2.42 m

Approximate total area

1800.00 sqft
167.22 sqm

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: Band E
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
Service Charge: Currently approximately £600 per annum.
First registration is pending.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	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 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.