



Ogwell, Newton Abbot

3x  2x 

ENERGY RATING E51

- Video Walk-through Available
- Detached Split-Level Bungalow
- 3 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen & Bathroom
- Cul-de-sac Position
- Popular Village Location
- Garage & Double Driveway Parking
- Gas Central Heating & Double Glazing
- Early Viewings Advised

Guide Price:
£395,000
FREEHOLD



38 Brownings Walk, Ogwell, Newton Abbot, TQ12 6YR

A split-level detached bungalow situated within the highly sought-after Ogwell area of Newton Abbot. The spacious accommodation boasts three bedrooms, master en-suite, two reception rooms and a double garage. Gas central heating and double glazing are installed and outside there is a paved and lawned garden. Internal viewings come highly recommended to appreciate the location and accommodation on offer.

Brownings Walk is a small 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, 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 part obscure-glazed entrance door and side panel leads to the split level entrance hallway with airing cupboard, further coats cupboard and cloakroom/WC which has a low-level WC, wash basin and obscure-glazed window. The lounge has a deep sill bay window with outlook to front, feature stone fireplace with inset gas living flame coal effect fire and multi obscure glazed double doors to dining room with patio doors leading to the garden. The kitchen is fitted with a range of wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, built-in double oven and hob, spaces for fridge/freezer and washing machine, window enjoying pleasant outlook over the rear garden and part obscure-glazed door to outside. Bedroom one has a window to rear enjoying a pleasant outlook with an en-suite shower room comprising shower cubicle, low-level WC, bidet, pedestal wash basin, part tiled walls and obscure-glazed window. Bedrooms two and three have windows to front and the bathroom comprises a panelled bath, low-level WC, pedestal wash basin, part tiled walls and obscure-glazed window.

Outside:

There is a small lawned area on both sides of the driveway and steps leading to the front door. The rear garden is south facing and enjoys a sunny aspect with raised paved terrace and steps down to lawn with shrub borders and path leading alongside to front.

Parking:

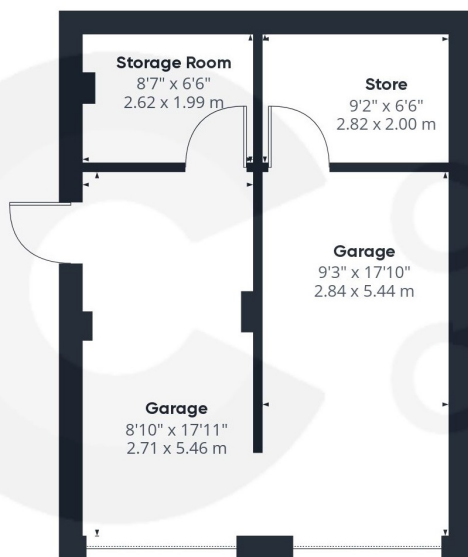
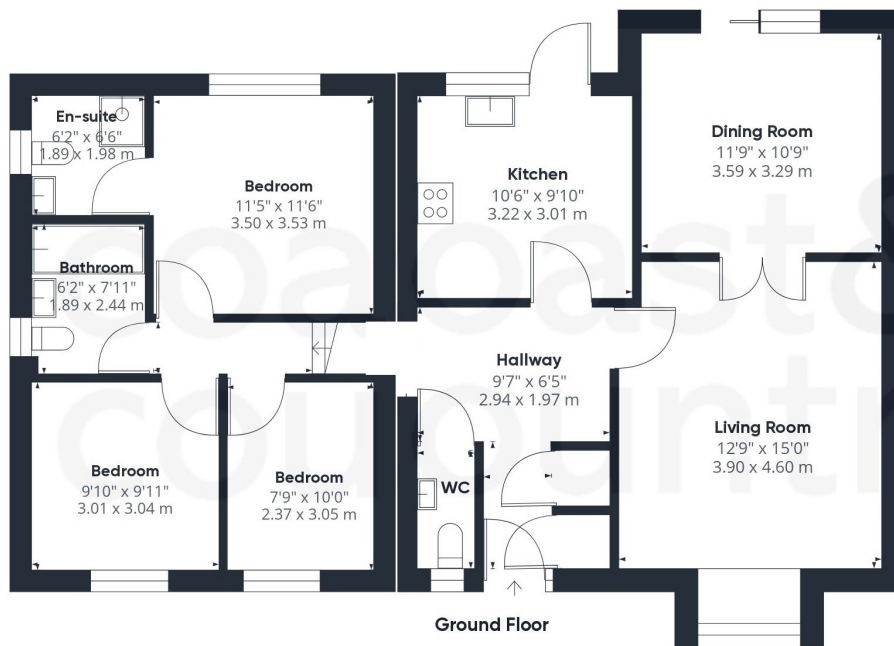
Outside to the front is a double width tarmac drive leading to a double garage which has twin metal up and over doors, courtesy door to side. At the rear of both garages are useful storage areas, one housing wall-mounted gas boiler.

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, turn right onto Brownings Walk and the bungalow can be found in the second cul de sac on the right hand side.



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Approximate total area

1439.94 ft²
133.78 m²

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 gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 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 \pm 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.