



## Ogwell, Newton Abbot

4x  2x 

ENERGY RATING C70

- Video Walk-through Available
- Beautifully-Presented Detached House
- 4 Bedrooms (1 en-suite)
- Living Room & Dining Room
- Driveway & Garage
- Fabulous Modern Kitchen & Separate Utility
- Enclosed Rear Garden
- Popular Ogwell Location
- Convenient for Canada Hill Primary School
- Early Viewing Advised

**Guide Price:**  
**£425,000**  
FREEHOLD

36 Abbotsridge Drive, Ogwell, Newton Abbot, TQ12 6YS



1000s of homes sold in Teignbridge

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

## 36 Abbotsridge Drive, Ogwell, Newton Abbot, TQ12 6YS

A superbly presented and spacious four-bedroom detached family home located in the highly regarded Ogwell area of Newton Abbot. Early 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 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:

A UPVC part obscure double glazed entrance door with side panel leading to the reception hallway with stairs to first floor, wood effect flooring, storage cupboard and a cloakroom/WC with low-level WC, vanity wash basin, heated towel rail and obscure-glazed window. The lounge is a bright spacious dual aspect room with window to front and French doors opening to the rear garden. There is also a feature fireplace with wood burning stove and multi glazed double doors leading to a separate dining room with window overlooking the rear garden, door to hallway and further door to the utility room. The kitchen is tastefully and extensively fitted with a modern range of high gloss wall and base units with work surfaces, inset single drainer sink unit, built-in double oven, hob and fridge freezer, dishwasher, carousel-style larder cupboard and window to front. The utility room has space and plumbing for washing machine, space for tumble dryer, window to rear and door to outside.

On the first floor there is a spacious galleried landing with access to a boarded loft, window to front and airing cupboard. Bedroom one has a window to rear and an en-suite shower room comprising walk-in shower cubicle, low-level WC, circular wash basin in vanity unit, heated towel rail and window. Bedrooms two and four both have

windows to front and bedroom three has a window to rear. The bathroom has a white suite comprising panelled bath with shower over, screen and tiling to surround, low level WC, pedestal wash basin, heated towel rail and obscure-glazed window.

### Outside:

Outside to the front there is a small lawned area, trees and shrubs and path leading to the rear garden which has an area of AstroTurf and a gently sloping lawn with large paved terrace with covered Pergola making an ideal area for alfresco dining, small sandy seating area and an under-house storage area.

### Parking:

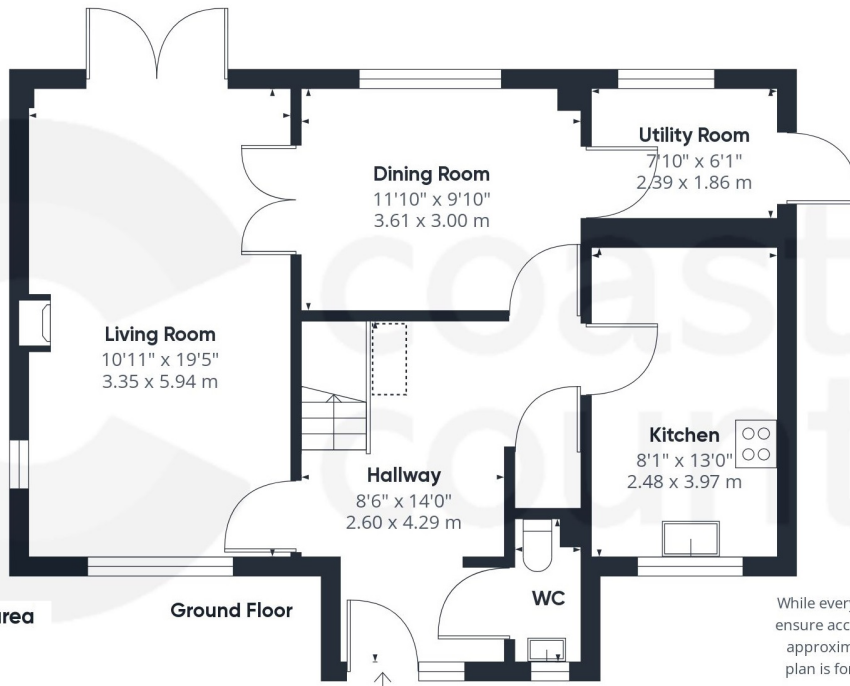
A tarmac drive for 2 vehicles leads to a single garage with metal up and over door, window and glazed door to side.

### 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 right hand side.



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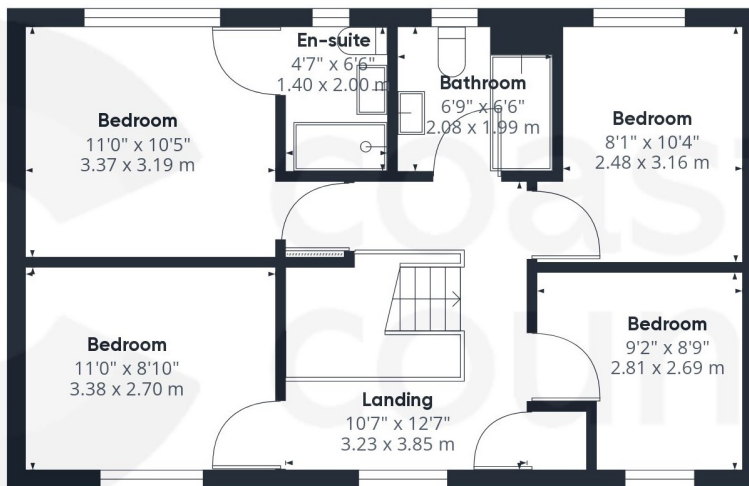


Approximate total area

1205.33 ft<sup>2</sup>  
111.98 m<sup>2</sup>

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		82 B
69-80	C	70 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  $\pm$  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.