



## Ogwell, Newton Abbot

3x 1x

ENERGY  
RATING  
D63

- Video Walk-through Available
- Mature Detached Bungalow
- 3 Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Good-Sized Bathroom
- Garage & Driveway Parking
- Enclosed Rear Garden
- Popular Village Location
- Early Viewings Advised

**Asking Price:**  
**£380,000**  
FREEHOLD



16 Croft Road, Ogwell, Newton Abbot, TQ12 6BD



1000s of homes sold in Teignbridge

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



## 16 Croft Road, Ogwell, Newton Abbot, TQ12 6BD

A spacious three-bedroom detached bungalow situated on the edge of the highly sought-after Ogwell area of Newton Abbot. The spacious accommodation also comprises: a generous lounge leading to a balcony, kitchen/breakfast room and a large bath/shower room. Oil central heating and uPVC double glazing is installed and outside there is ample driveway parking, a single garage and easy to maintain rear garden.

Croft Road is located within the picturesque and highly coveted village of East Ogwell 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, supermarket, primary and secondary schools, further educational 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. A timetabled bus service to Newton Abbot operates from very nearby Garners Lane.

### The Accommodation:

Entrance porch with obscure glazed door and side panel leads to the hallway which has a large built-in storage cupboard. The lounge is dual-aspect with two windows to side and sliding patio doors access the balcony. The kitchen/breakfast room has a range of wall and base units with rolled edge work surfaces, matching splashback and tiling above, inset single drainer sink unit, spaces for appliances, oil fired central heating boiler, windows to side and rear and door to utility/rear porch with tiled flooring and part glazed door to outside. Bedroom one has a range of built-in bedroom furniture and window to front, bedroom two has a window to front and bedroom three has a window to side. The bath/shower room has a tile panelled bath, separate shower cubicle, low level WC, pedestal wash basin and two windows.

### Outside:

To the front next to the driveway is a feature stone retaining wall with shrubs and oil storage tank. Gate and path to side lead to the rear garden where there is a balcony accessed off the lounge and the rear porch with steps leading down to a lawned garden with shrubs, covered paved terrace and to the side there is a vegetable plot.

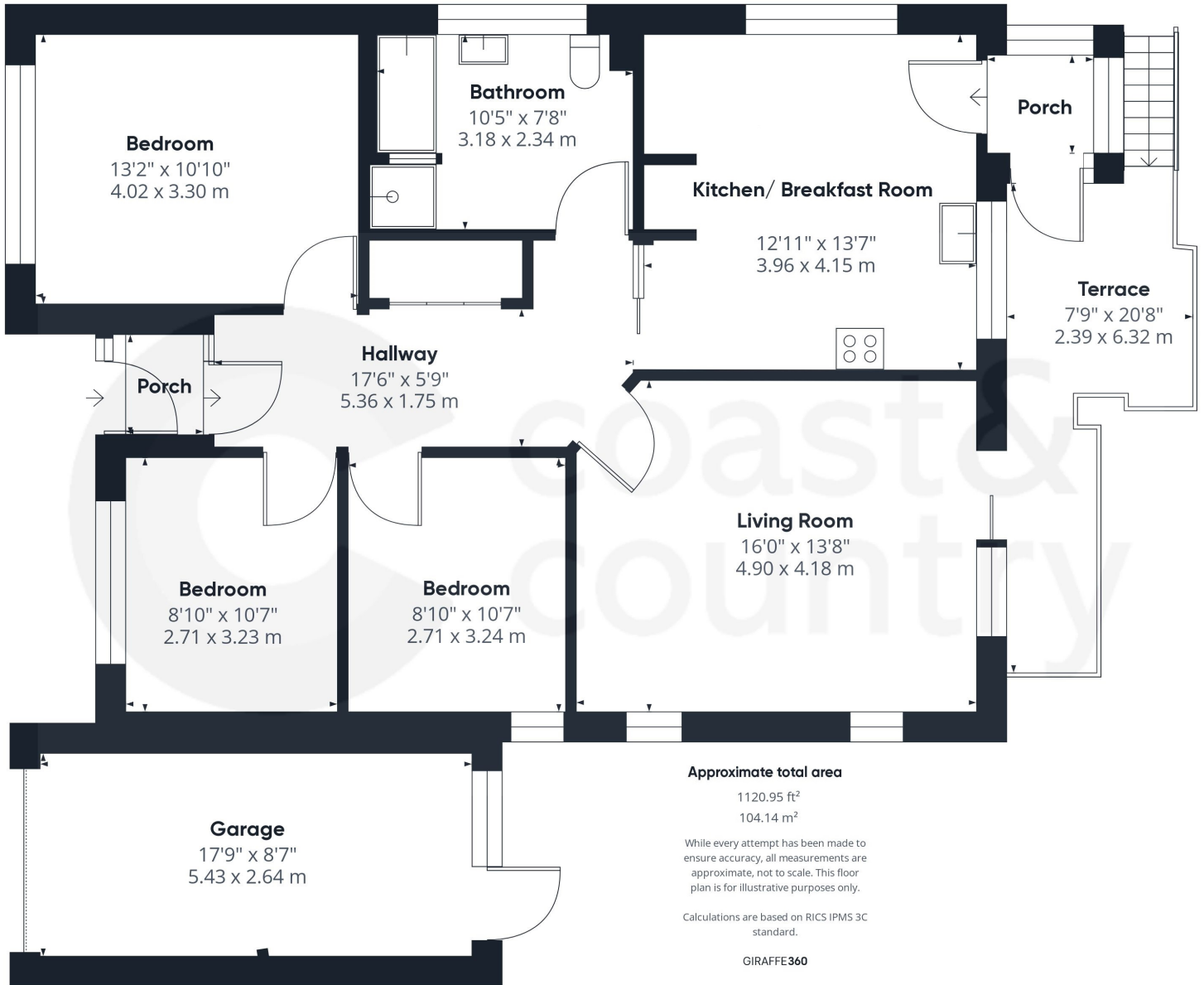
### Parking:

Large brick paved driveway providing ample off-road parking with suitable space for a caravan or boat. Garage with up and over door and courtesy door to rear garden.

### Directions:

Take the A381 out of Newton Abbot towards Totnes. At the Ogwell roundabout adjacent to the cemetery take the 3rd exit into Ogwell, Canada Hill. Follow the road down and then up over the hill, at the brow of the hill turn right over the green and follow the road as it sweeps down into the village. Take the first right into Croft Road.





**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

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	63 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.