



## Ogwell

3x  2x 

ENERGY  
RATING  
C69

- Video Walk-through Available
- Smart Detached Bungalow
- 3 Bedrooms (1 en-suite)
- L-Shaped Lounge/Dining Room
- Modern Kitchen and Bathroom

- Front and Rear Gardens
- Garage and Driveway
- Conservatory
- Cul-de-sac Position

**Guide Price:**  
**£375,000**  
FREEHOLD



# 52 Coniston Road, Ogwell, Newton Abbot, TQ12 6YJ



1000s of homes sold in Teignbridge

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



## 52 Coniston Road, Ogwell, Newton Abbot, TQ12 6YJ

A beautifully presented and modernised brick-built detached bungalow situated in a popular road within the highly sought-after Ogwell area on the outskirts of Newton Abbot. The spacious accommodation offers three good-sized bedrooms, master with en-suite, a spacious L-shaped lounge/dining room, lovely conservatory, superb fitted kitchen with integrated appliances and a bathroom. Gas central heating and double glazing are installed and outside there are landscaped gardens for ease of maintenance, garage and driveway. Internal viewings come highly recommended to appreciate all this lovely bungalow offers.

Coniston Road is located within 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 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 obscure double glazed side panels leads to the entrance hallway with airing cupboard housing lagged hot water cylinder and slatted shelving, coats cupboard and access to loft. The lounge/diner is L-shaped and the lounge area has sliding patio doors leading to the garden and a built-in gas living flame log effect fire. The dining area has a window to side and multi glazed door to the kitchen which is beautifully fitted with a modern range of high gloss wall and base units with work surfaces, tiled splashback and inset single drainer sink unit, built-in oven, hob, microwave, fridge/freezer, dishwasher and washing machine, underfloor heating, window and door leading to the conservatory which has windows and door to side with sliding patio doors to garden on opposite side.

Bedroom one has a window to front, built-in cupboard and boasts an en-suite shower room comprising shower cubicle, low-level WC and wash basin in vanity unit and obscure-glazed window. Bedroom two has a bay window to front and bedroom three has a window to side and built-in cupboard. The bathroom has a suite comprising panelled shower bath with shower over, mixer tap and shower attachment, low-level WC, vanity wash basin, tiled walls and obscure-glazed window.

### Parking:

Outside to the front there is a small lawn area with shrub borders and tarmac driveway providing off-road parking for several cars leading to the garage with up and over door and courtesy door to rear.

### Gardens:

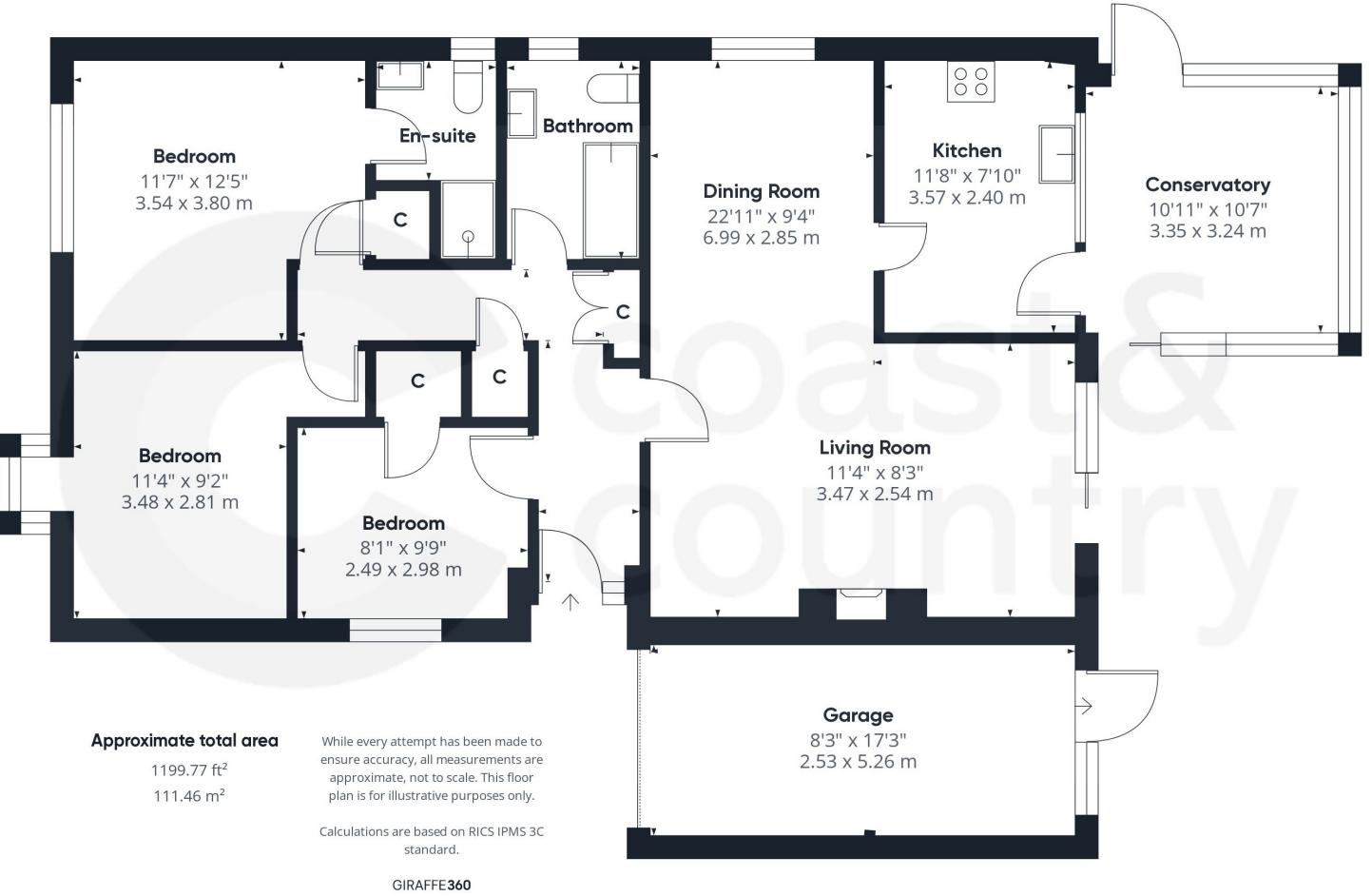
The rear garden has been attractively landscaped for ease of maintenance with paved area and artificial grass, feature stone retaining wall and steps leading to further paved terrace with raised borders and timber shed.

### Directions:

From Newton Abbot pick up the A381 Totnes Road. At the Ogwell roundabout take the 3rd exit (turn right) into Ogwell Road. Take the 1st left into Reynell Road. Take the 4th turning on the right into Coniston Road.



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## Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Please note that there is spray foam loft insulation at this property.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

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