



Ogwell, Newton Abbot

5x  3x 

ENERGY
RATING
E50

- Video Walk-through Available
- Detached Dormer Bungalow
- 5 Bedrooms (2 en-suite)
- 2 Reception Rooms
- Kitchen and Bathroom

- Utility, Study and Conservatory
- Garage and Driveway Parking
- Front and Rear Gardens
- Sought-After East Ogwell Location
- Early Viewings Advised

Guide Price:
£625,000
FREEHOLD

Albion, Canada Hill Ogwell Newton Abbot TQ12 6AF



1000s of homes sold in Teignbridge

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

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A superb detached chalet bungalow on the edge of a picturesque village with a large private garden. Smartly presented, the property offers extensive accommodation over two floors which extends to some 1800 square feet and offers a degree of versatility.

Well set back from the road, the property stands on a secluded level plot which extends to around 1/3 of an acre with a detached garage and paved driveway providing plenty of parking.

Situated within the highly sought village of East Ogwell the property is just over a mile from Newton Abbot town centre which offers an excellent range of shops., businesses, schools and restaurants.

The Accommodation:

The accommodation is light and airy and includes up to 5 bedrooms two of which have ensuites and two separate reception rooms there is a modern kitchen with granite counter tops a separate utility room and conservatory.

Parking:

Detached garage and paved driveway for multiple vehicles.

Gardens:

Lovely level plot with large rear garden in total extending to some 1/3 of an acre.

Directions:

From Newton Abbot town centre take the A381 Totnes Road. At the roundabout take third exit into Ogwell Road and continue into Canada Hill. The property will be found on the right as the road levels out.



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains electricity. Mains drainage. LPG central heating.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 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.