



## Ogwell

3x  2x 

ENERGY  
RATING  
D60

- Video Walk-through Available
- No Upward Chain
- Spacious Detached Bungalow
- 3 Bedrooms (1 en-suite)
- 2 Reception Rooms

- Modern Fitted Kitchen
- Driveway and Garage
- Front and Rear Gardens
- Popular Ogwell Location
- Early Viewings Advised

**Guide Price:**  
**£395,000**  
FREEHOLD



# 48 Brownings Walk, Ogwell, Newton Abbot, TQ12 6YR



1000s of homes sold in Teignbridge

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



## 48 Brownings Walk, Ogwell, Newton Abbot, TQ12 6YR

A first class detached bungalow offering smartly-presented accommodation and located in a highly sought-after area.

Occupying a corner plot, the property has a lovely landscaped and enclosed garden at the rear with neatly-tended lawn, paved terrace and colourful planting. A detached garage and brick paved driveway provide parking.

The bungalow is situated in the highly-regarded Ogwell area of Newton Abbot, with the well-served town centre around a mile away. Within a quarter of a mile are the grounds of the National Trust's Bradley Manor, with their picturesque riverside walks.

### The Accommodation:

Stepping inside, the light filled interior is well planned with the part glazed front door opening to a spacious hallway with both fitted airing cupboard and separate boiler cupboard. There is also a useful guest cloakroom with WC and basin. Overlooking the front is the lounge with fitted living flame gas fire and twin doors to a separate dining room which has patio doors to the rear garden. The kitchen has been updated over recent years and includes an integrated oven and hob. There are three bedrooms, the principal with a modern, fully tiled en-suite shower room with WC and basin, and completing the picture is an up to the minute family bathroom, again with fully tiled walls.

### Parking:

Detached garage and brick paved driveway.

### Gardens:

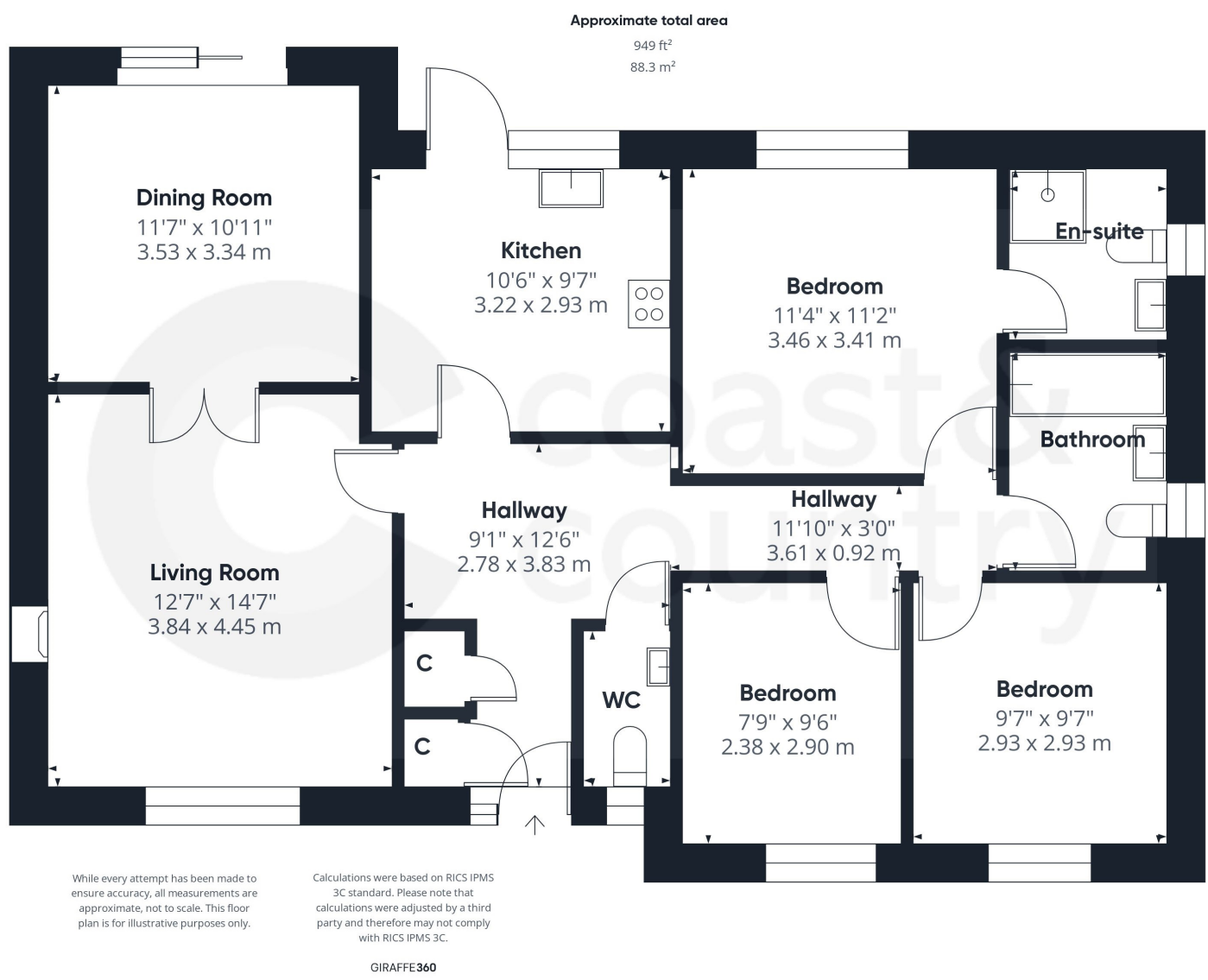
Open plan lawned front garden. Lovely fully enclosed rear garden which is landscaped with wide paved terrace. Lawn and colourful planted areas.

### Directions:

From Newton Abbot town centre take the Totnes Road out of town. At the Ogwell Cross roundabout take the third exit and then first right into Larksmead Way. Follow this road and take the third left into Brownings Walk. The property will be found on the left hand side.



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## Agents Notes:

Council Tax: Currently Band D  
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		79 C
55-68	D	60 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.