



Ogwell

4x  2x 

ENERGY
RATING
C69

- Video Walk-through Available
- No Upward Chain
- Immaculate Detached House
- 4 Double Bedrooms (1 en-suite)
- 3 Reception Rooms

- Superb Kitchen and Separate Utility
- Landscaped Gardens
- Double Garage and Driveway Parking
- Sought-After Cul-de-sac
- Internal Viewings a Must

Guide Price:
£575,000
FREEHOLD

7 Cleaveland Rise, Ogwell, Newton Abbot, TQ12 6FF



1000s of homes sold in Teignbridge

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

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A superb detached property presented in first class order and enjoying a lovely open aspect from the front towards green fields and hillsides. With a driveway and large integral double garage providing ample parking, the property has a delightful and privately enclosed garden at the rear which stretches around on both sides of the home, with sheltered terraces ideal for summer dining, neatly tended lawns, raised vegetable planters and inset colourful planting.

A credit to the current owners who have carried out extensive redecoration with neutral tones providing a light filled interior, the property sits towards the end of a highly regarded cul-de-sac of other high quality detached homes within the sought-after Ogwell area of Newton Abbot. The well served town centre with its excellent range of shops, businesses, restaurants, train station and much more is within a miles' walk. Even closer are the grounds of the National Trust's Bradley Manor with their scenic riverside walks, ideal for dog owners.

The Accommodation:

The accommodation is immaculate with a stylish, spit-level design and extends to around 2000 square feet. Accessed through an internal porch, the reception hallway is spacious and light with three steps leading up to the bedroom level and a glazed door opening to a staircase which leads down to the lower level, where internal access can be gained into the double garage. Also at lower level is a large reception room and plumbed utility room. Subject to obtaining all required consents and approvals, the lower level, including the garage, offers potential for conversion to provide a spacious annexe if desired. Back on the main level, the hallway has a guest cloaks/WC off with wash basin. Solid wooden internal doors some with glazed panels provide access to the front-facing lounge with multi-fuel stove. Also facing the front is a study. A separate dining room has patio doors into the rear garden and a wide square opening into the superb modern kitchen with comprehensive selection of cabinets and some integrated appliances. There are four well-proportioned bedrooms, the principal with an en-suite shower room with basin and WC. Completing the picture is a well-appointed bathroom with modern white suite and part-tiled walls.

Parking:

Integral double garage with twin doors. Driveway for several cars.

Gardens:

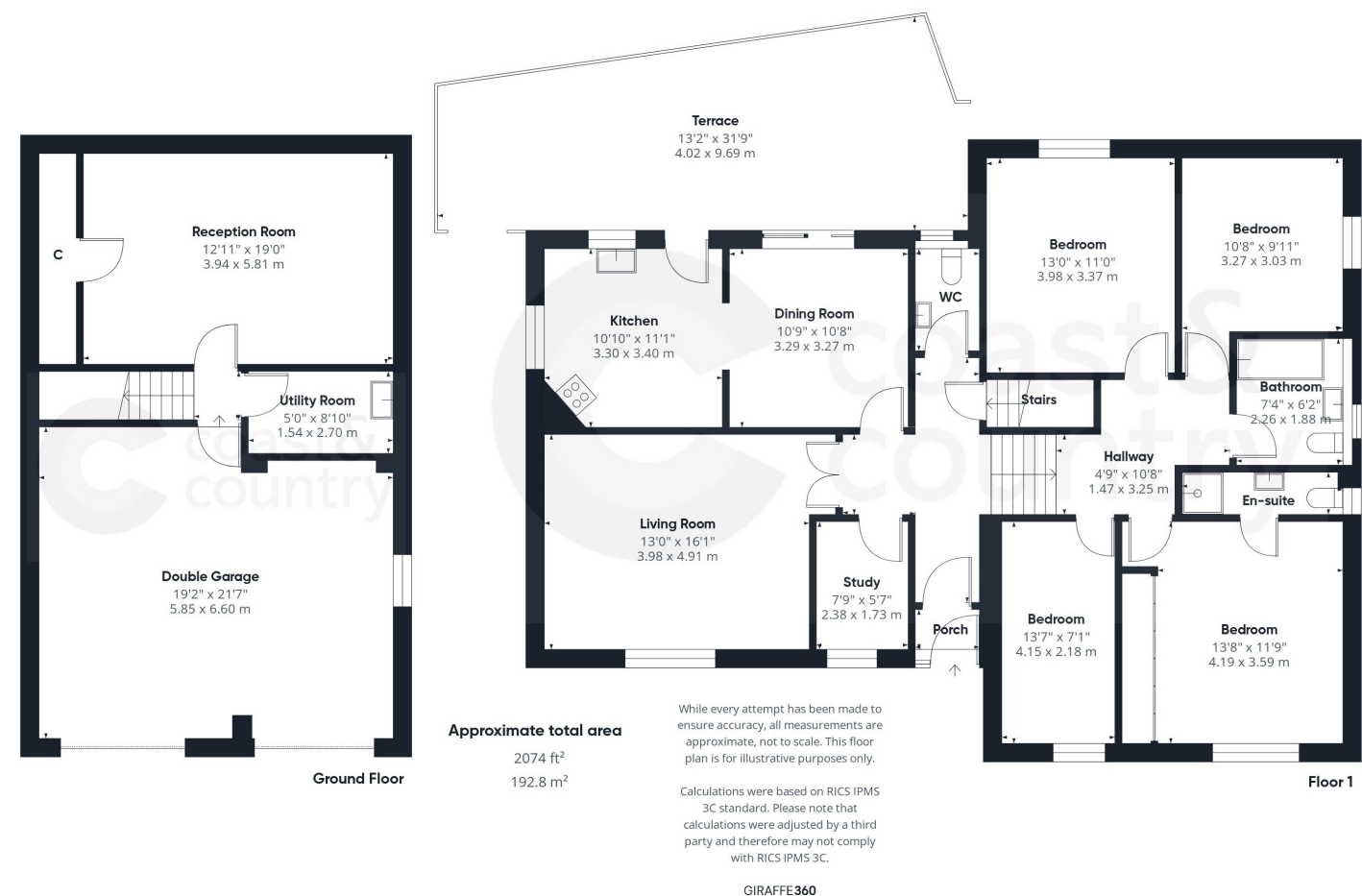
Open plan front garden with path and stairway leading up to the front door. Lovely rear garden with well-kept lawns, terraces in two spots ideal for summer dining mature planting and raised vegetable beds all privately enclosed by high timber fencing.

Directions:

From Newton Abbot town centre take the A381 Wolborough Street leading onto Totnes Road towards Totnes. At the roundabout take the third exit into Ogwell Road. Take the second right into Margaret Road and then second left into Abbotsridge Drive. Cleaveland Rise can be found on the left.



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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		
69-80	C	69 C	78 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.