



Ogwell, Newton Abbot

2x  1x 

ENERGY
RATING
D65

- Video Walk-through Available
- No Upward Chain
- Link-Detached Bungalow
- 2 Bedrooms
- Modern Kitchen and Shower Room

- Spacious Lounge/Diner
- Conservatory
- Garage and Driveway
- Front and Rear Gardens

Guide Price:
£315,000
FREEHOLD

38 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE



1000s of homes sold in Teignbridge

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

38 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE

A smart modern link detached bungalow offering immaculately presented accommodation.

Situated in a no through road the property has an attached garage and driveway providing parking. Landscaped gardens have been designed with ease of maintenance in mind with use of chippings, paving, decking and artificial lawn. The rear garden is fully enclosed and offers an excellent level of privacy and seclusion.

The bungalow is located in the highly sought after and convenient residential district of Ogwell. Just a stone's throw from a timetabled bus route, the home is just over mile's walk from the clock tower in Newton Abbot's vibrant and well served town centre with its excellent range of shops, bars and restaurants and main line railway station. Even closer are the grounds of the National Trust's Bradley Manor with their picturesque riverside walks.

The Accommodation:

Stepping inside, the accommodation is light and airy, has modern fittings and flows well. A smart blue composite front door opens into a porch with tiled floor, feature arched window, and an inner door leading into the main hallway. This has two recessed fitted storage cupboards off. A good-sized living room has a window overlooking the front and French doors at the rear which open to a wonderful conservatory extension with PVC frame double glazing over dwarf walls, a glazed roof and two sets of patio doors opening to the garden. Also with a door to the conservatory and a window overlooking the rear garden, is the well-appointed kitchen with integrated eye level oven, inset hob, filter hood, and both an integrated fridge and washing machine with matching doors to the kitchen units. There are two double bedrooms, one with a selection of fitted wardrobes, and completing the picture is a smart contemporary shower room with WC and basin.

Parking:

Attached garage and driveway.

Gardens:

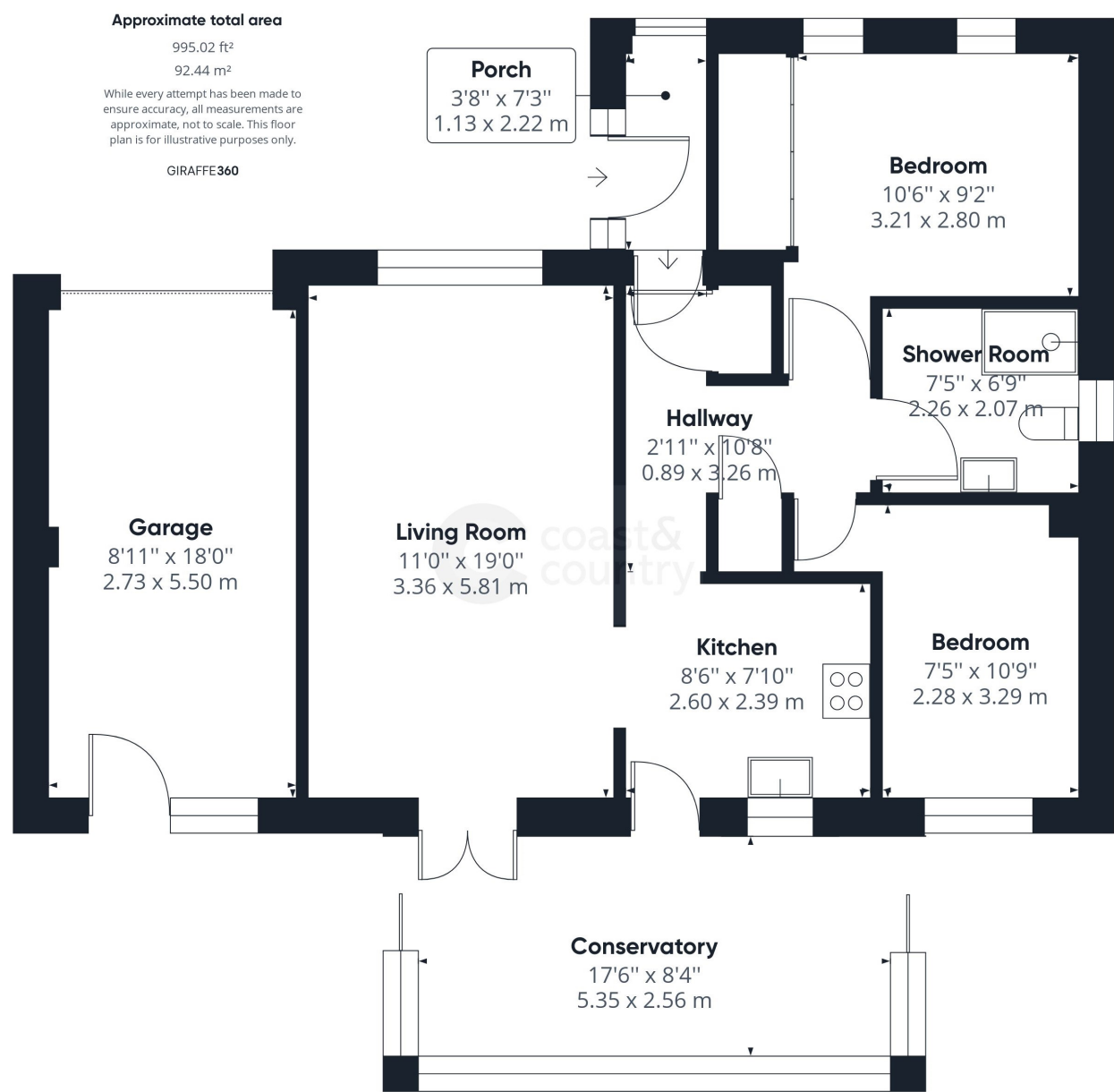
Lovely landscaped garden at the rear offering much privacy.

Directions:

From Newton Abbot town centre take the A381 Totnes Road out of town towards Totnes. At the first roundabout take the third exit into Ogwell Road. Margaret Road is the second turning on the right.



38 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE



Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.