



## Ogwell, Newton Abbot

3x  2x 

ENERGY  
RATING  
C69

- Video Walk-through Available
- Detached Family Home
- 3 Bedrooms
- Lounge with Log Burner
- Modern Kitchen/Diner
- Family Bathroom & Downstairs WC
- Spacious Conservatory
- Rear Garden Backing onto Woodland
- Driveway & Garage
- Cul-de-sac Location

**Guide Price:**  
**£380,000**  
FREEHOLD







## 24 Meadow Halt, Ogwell, Newton Abbot, TQ12 6FA

A superbly presented and extended three-bedroom, detached family home in an enviable cul de sac position, backing onto woodland within the highly sought after Ogwell area of Newton Abbot. The spacious accommodation is in show home condition and boasts a lounge with wood burner, a beautiful, fitted kitchen/dining room, large L-shaped conservatory, three bedrooms, cloakroom/WC and family bathroom. Gas central heating and uPVC double glazing are installed. Outside there are easy to maintain gardens, garage and off-road parking for several cars. Internal viewings are a must to appreciate the location, accommodation and presentation of this wonderful family home.

Meadow Halt is a sought after cul de sac located within the highly desirable Ogwell area 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, a 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 leads to the entrance hallway with wood flooring, stairs to first floor and a cloakroom/WC with low-level WC, vanity wash basin, tiled floor and part tiled walls. The lounge has a uPVC double-glazed window to front and a fully functioning wood burner for cosy evenings. The kitchen/dining room has been extensively refitted with a modern and tasteful range of grey high gloss base units with matching white fronted wall units, granite worksurfaces, inset single drainer sink unit, space for range style cooker, fridge/freezer and built-in dishwasher, tiled flooring, uPVC double-glazed window to rear and uPVC double-glazed French doors opening to the conservatory which is L-shaped with uPVC double-glazed windows overlooking the rear garden, double-glazed French doors and further door leading to outside and tiled flooring with underfloor heating.

Upstairs on the first floor the landing has a uPVC double-glazed window to side, cupboard housing wall-mounted gas boiler and access to loft. Bedroom one has a uPVC double-glazed box bay window with outlook to front and a range of mirror fronted wardrobes. Bedroom two has a uPVC double-glazed window to rear enjoying pleasant views onto woodland and built-in mirror fronted wardrobe. Bedroom three has a uPVC double-glazed

window to front and storage cupboard. The bathroom has a white suite comprising panelled bath with mixer tap and shower over, tiling to surround, rail and curtain, low-level WC, vanity wash basin, heated towel rail, tiled walls and uPVC obscure double-glazed window.

### Outside:

The rear garden has a large, paved patio on two levels perfect for alfresco dining with borders, further decked terrace, covered storage area and backs onto Woodland.

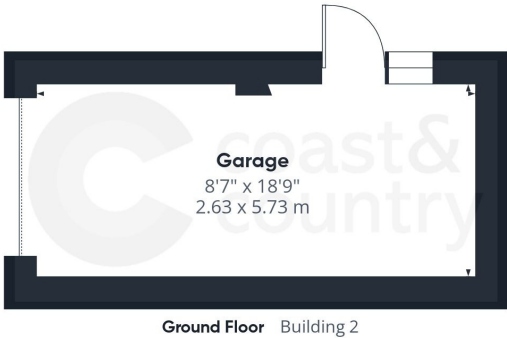
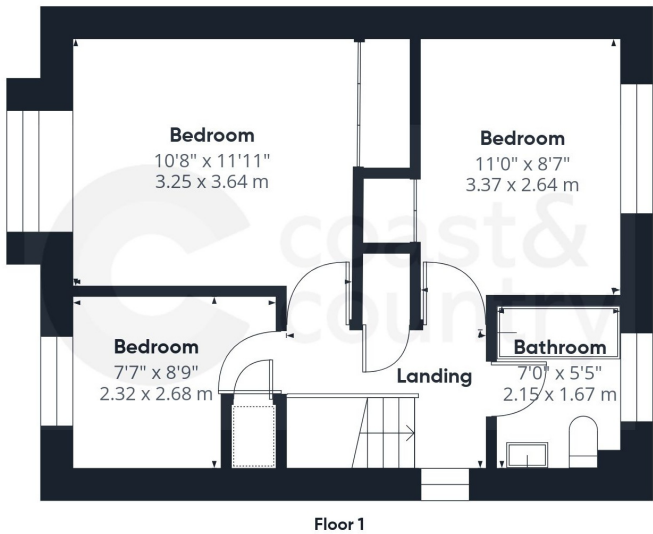
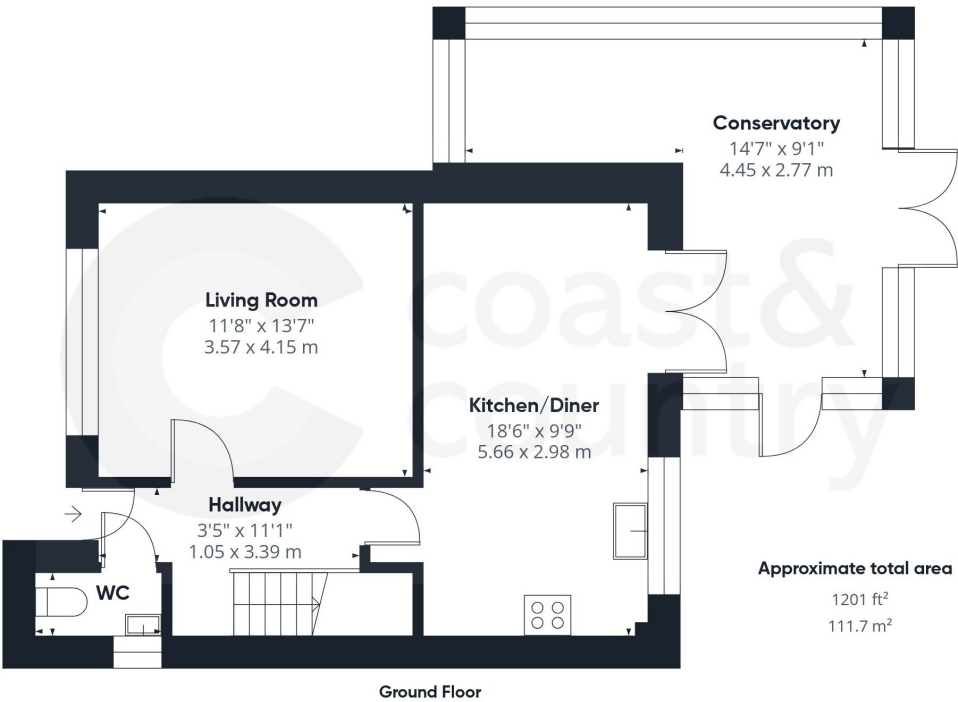
### Parking:

Outside to the front there is a gravelled hardstanding and tarmac driveway providing ample off-road parking with double five bar gate leading to a detached garage with metal up and over door and courtesy door to side.

### Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the 3rd exit into Ogwell Road. Take the 1st right into Larksmead Way. Take the 5th right into Meadow Halt.





Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	69 C	75 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 ± 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.