

SIMPLY GREEN

11 Coniston Road
TQ12 6YJ



3 BEDROOM SEMI DETACHED

- ◆ Semi-Detached
- ◆ 3 Bedrooms
- ◆ Good Size Ploy
- ◆ Tranquil Location
- ◆ Ample Parking
- ◆ Spacious Living Spaces
- ◆ Perfect Family Home
- ◆ Shed
- ◆ Large Garden
- ◆ Large Patio Space

A three-bedroom semi-detached residence, beautifully presented and thoughtfully modernised, located in a peaceful setting within the highly desirable village of Ogwell. This stylish family home boasts a contemporary kitchen, a light-filled conservatory, ample off-road parking, and a private, landscaped rear garden—perfect for both relaxation and entertaining. Ideally situated with convenient access to the historic market town of Newton Abbot, the property offers a refined blend of village charm and modern living.



Accommodation

The property opens with a practical entrance porch featuring a durable carpet and convenient hanging space for coats—ideal for the winter months. From here, a door leads into a bright and generously proportioned living room, enhanced by an oak-effect laminate floor and a large front-facing window that floods the space with natural light. A second door leads into a small carpeted hallway, where stairs ascend to the first floor. This hallway also opens into a well-sized kitchen area. With plenty of natural light via the two large windows and two partially glazed door leading to the conservatory and garden. The kitchen is thoughtfully designed, offering an abundance of work surfaces and coordinating splashbacks, along with a comprehensive selection of grey cabinets, including under-cabinet feature lighting. The kitchen has many amenities from an eye level oven, built in hob and a composite one-and-a-half-bowl sink positioned under the window. To the rear, the spacious conservatory provides a versatile extension of the living space. With a tiled floor and central heating, it can be enjoyed throughout the year. Ceiling blinds offer control over sunlight and temperature, while large sliding patio doors open directly into the garden, creating a seamless indoor-outdoor flow.

First Floor Accommodation

The upper level features a generously sized principal bedroom positioned at the front of the property, complete with a large window and a built-in wardrobe with sliding doors offering excellent storage space. Two additional bedrooms are also located on this floor—one a bright and comfortable double, the other a well-proportioned single—both benefiting from plenty of natural light. The contemporary shower room is fully tiled and finished to a high standard. It includes underfloor heating, a walk-in shower, a sleek basin, a WC with a soft-close lid, and a heated towel rail for added comfort. A ceiling hatch on the landing gives access to the loft, which is equipped with lighting, a pull-down ladder, and partial boarding. Providing convenient extra storage.



External Features

At the front of the property, a wide block-paved driveway offers ample off-road parking for at least four vehicles and leads directly to the entrance porch. The rear garden is generously sized and thoughtfully landscaped with a modern aesthetic. Fully enclosed, it provides a secure space—perfect for families with children or pets. A spacious resin terrace extends from the rear of the house, seamlessly connecting to a well-maintained lawn bordered by vibrant, mature flower beds. A charming water feature adds a peaceful ambiance beside a raised timber deck, which includes a practical storage shed—ideal for garden tools and outdoor furniture. The decking area expands into a larger space, perfect for entertaining, whether enjoying alfresco meals, summer barbecues, or evening drinks. With its south-west orientation, the garden enjoys plenty of sunshine throughout the day. A side gate opens onto a resin path that loops around to the front, offering an alternative route—particularly useful for taking out recycling bins. Accessed from the garden, the garage/storage space features power and lighting, an up-and-over door.

Location

The civil parish of Ogwell is a thriving community of approximately 3,000 residents, ideally positioned between the scenic South Devon coastline and the stunning landscapes of Dartmoor National Park. Located just a short distance from the vibrant market town of Newton Abbot, Ogwell offers an appealing balance of rural tranquillity and convenient access to local amenities, making it an ideal setting for families or anyone seeking a peaceful village lifestyle.

Services Mains

Electricity. Main Gas. Mains Water. Mains Drainage.

Local Authority

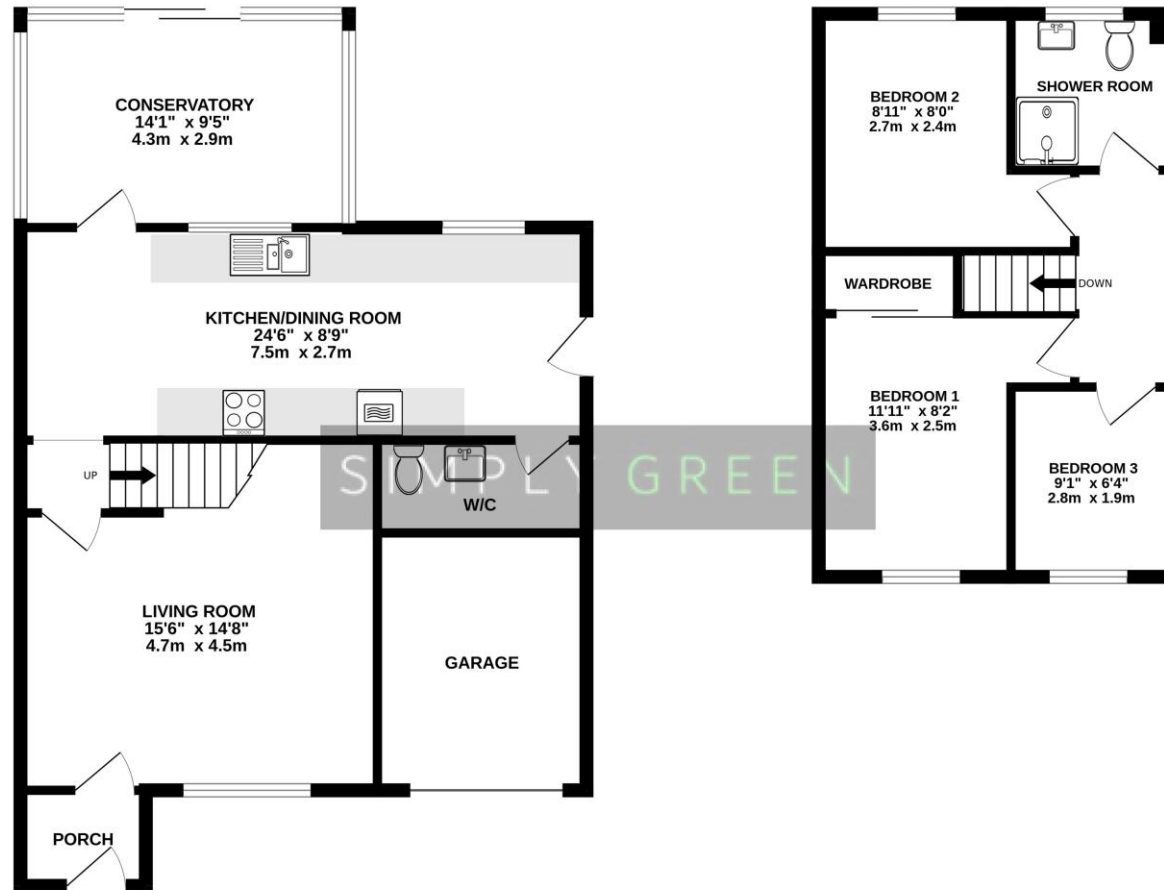
Teignbridge District Council



FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: C

COUNCIL TAX BAND: C

TENURE: FREEHOLD

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET