



**Connells**

Reynell Road  
Ogwell Newton Abbot





### Property Description

Situated in a sought-after residential area within the popular village of Ogwell, Reynell Road is a spacious and well-presented three bedroom semi-detached home, ideal for families, first-time buyers, or those looking to upsize.

The property is approached via a driveway providing off-road parking and access to the integral garage. Upon entering, the welcoming hallway offers access to a convenient ground floor WC, kitchen and the main living space. The modern fitted kitchen features a range of wall and base units and ample worktop space, making it both practical and stylish for everyday use.

To the rear of the property, the generous lounge/dining room provides an excellent space for relaxing and entertaining, flowing seamlessly into the conservatory. This bright and versatile addition enjoys views over the garden and offers direct access outside, creating a wonderful connection between indoor and outdoor living.

Upstairs, the first floor hosts three well-proportioned bedrooms, including two comfortable doubles and a good-sized single, all serviced by a family bathroom.

Externally, the rear garden is enclosed and thoughtfully arranged with a patio seating area and lawn, ideal for families, pets and summer entertaining. Steps lead to additional garden levels, offering further potential for landscaping or planting.

The property enjoys a convenient location close to local shops, bus routes and countryside walks, while being within easy reach of the town centre.

### Front Of The Property

Driveway parking in front of the garage, area of lawn, covered patio and gate to the rear garden.

### Entrance Hallway

Welcoming hallway with stairs to the first floor, understairs storage cupboard and a wall mounted radiator.

### Cloakroom

Obscure double glazed window, WC, wash hand basin and a wall mounted radiator.

### Kitchen

12' 2" x 5' 5" ( 3.71m x 1.65m )

Double glazed windows to the front and side of the property, wall and base units, one and a half bowl stainless steel sink/drainers, gas hob with extractor over, integrated eye-level double oven, integrated dishwasher, integrated fridge/freezer, part tiled, wall mounted boiler.

### Lounge

18' 4" x 11' 1" ( 5.59m x 3.38m )

Double glazed window into the conservatory, feature fireplace and a wall mounted radiator. Double glazed door into the conservatory.

### Conservatory

18' 3" x 9' 1" ( 5.56m x 2.77m )

Double glazed windows surrounding, power and door to the rear garden.

## First Floor

### Bedroom One

14' 4" x 8' 8" ( 4.37m x 2.64m )

Double glazed window to the rear of the property, built-in wardrobe with sliding mirror doors and a wall mounted radiator.

### Bedroom Two

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed window to the rear of the property and a wall mounted radiator.

### Bedroom Three

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window to the front of the property and a wall mounted radiator.

### Bathroom

Obscure double glazed window, bath with mixer taps and shower over, WC, wash hand basin, fully tiled and a heated towel rail.

### Garage

17' 6" x 8' 2" ( 5.33m x 2.49m )

Up and over door.

### Rear Of The Property

From the conservatory, the enclosed rear garden offers a attractive space with lawn and a patio area offering ample space for garden furniture. At the head of the garden, a gate takes you to a lower tiered area with a timber shed.















Total floor area 108.0 m<sup>2</sup> (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB313220](http://connells.co.uk/Property/NAB313220)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB313220 - 0002