



Ogwell

2x 1x

ENERGY RATING D66

- Video Walk-through Available
- Detached Bungalow
- 2 Bedrooms
- Open Plan Living/Dining Room
- Modern Kitchen & Shower Room
- Driveway & Detached Garage
- Level Garden Surrounding Property
- Popular Ogwell Location
- Tucked Away Cul De Sac Position
- Convenient for Canada Hill Primary School

Guide Price:
£350,000
FREEHOLD

10 Abbotsridge Drive, Ogwell, Newton Abbot, TQ12 6YS



1000s of homes sold in Teignbridge

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

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Positioned on a generous corner plot, this detached two-bedroom bungalow offers comfortable and modern living in the sought-after area of Ogwell. With a smartly presented interior, gas central heating and double glazing, convenient garage, and a charming level garden, this home is an ideal choice for those seeking a peaceful and well-appointed residence.

Abbotsridge Drive is 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:

Upon entering, you are greeted by an inviting entrance hall, leading to an open plan living space complete with sliding glass doors to the rear garden, providing ample room for relaxation and entertaining. The bungalow features a modern kitchen, thoughtfully designed with contemporary fittings and finishes, offering a practical and attractive space for culinary pursuits. Integrated with a door leading directly to the garden, and featuring space for a range oven, it's perfect for both everyday cooking and entertaining. Both bedrooms are well-proportioned and benefit from fitted wardrobes, providing excellent storage solutions. The property also benefits from a modern shower room, designed with functionality and style in mind.

Parking:

The convenience of a single garage, which benefits from lighting and power installed, is complemented by a private tarmac driveway, ensuring ample off-road parking for residents and guests.

Gardens:

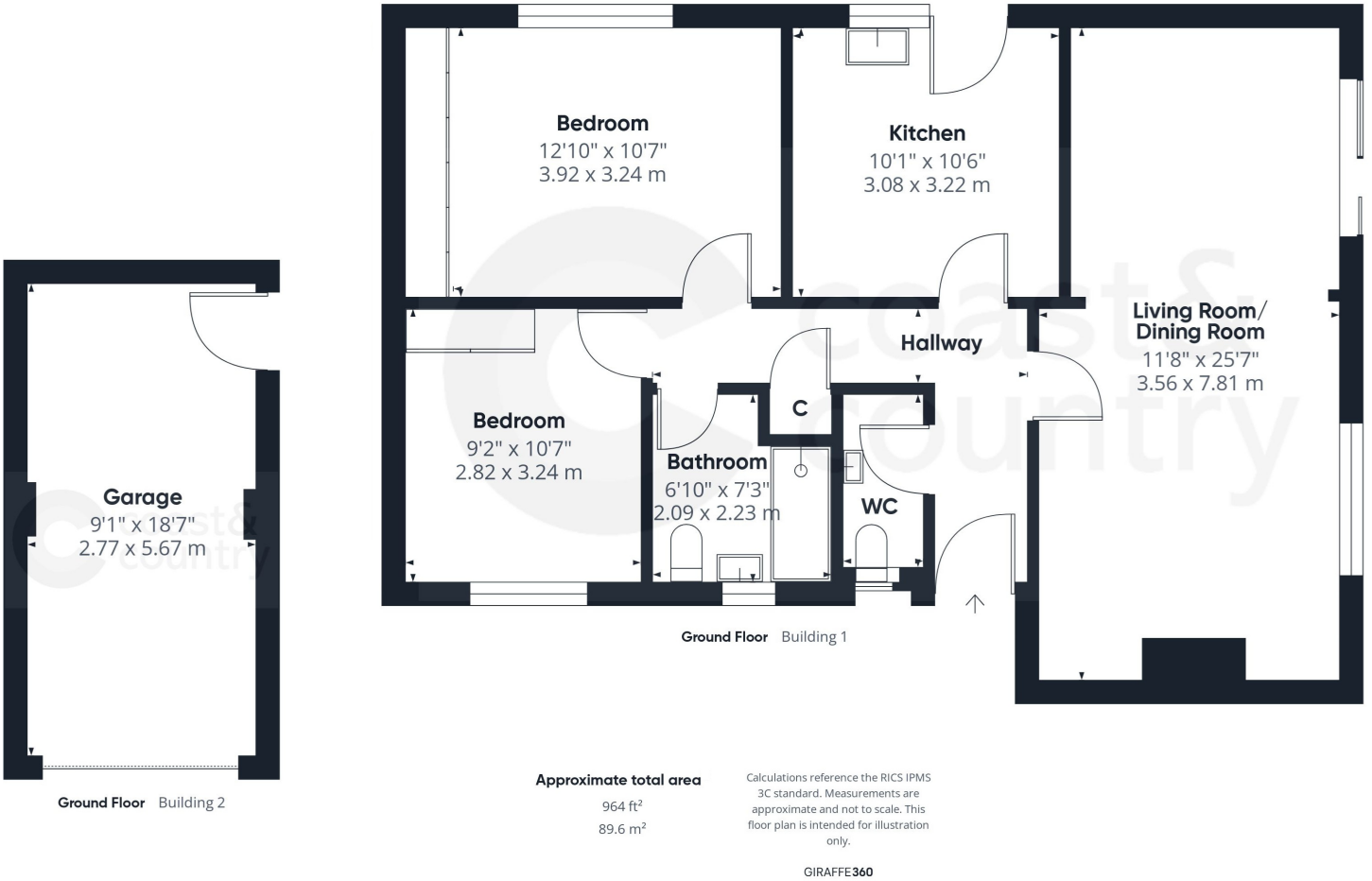
The property boasts a delightful level garden that surrounds the bungalow, offering a lovely outdoor area for leisure and enjoyment. A gravelled area provides the perfect spot for outdoor dining or simply unwinding in the fresh air. The garden also includes a greenhouse, ideal for gardening enthusiasts. The garden is designed for ease of maintenance, allowing residents to fully appreciate their outdoor surroundings.

Directions:

From the Ogwell roundabout, turn right towards the village (Ogwell Road) then take the second right (Margaret Road). Take the second left into Abbotsridge Drive and then take the first right into the cul-de-sac.



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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		86 B
69-80	C		
55-68	D	66 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.