



Ogwell

4x 2x

ENERGY RATING C75

- Video Walk-through Available
- Modern Detached House
- 4 Double Bedrooms (1 En Suite)
- Lounge With Access To Garden
- Spacious Kitchen
- Dining Room
- Family Bathroom & Downstairs WC
- Storeroom & Garage Room
- Enclosed Rear Garden With Patio
- Double Width Driveway

Guide Price:
£400,000
FREEHOLD

1 Lynwood, Ogwell, Newton Abbot, TQ12 6FQ



1000s of homes sold in Teignbridge

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

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A lovely modern detached house located within the highly sought after Ogwell area of Newton Abbot and being just a few minutes stroll from well-respected Canada Hill Primary school. Enjoying an open aspect from the front and a view over a field from the first floor at the rear, the property has smart, low maintenance face brick elevations, double glazed windows and a gas central heating system.

The home is situated around a mile from Newton Abbot's vibrant and well served town centre with its excellent range of shops, businesses, bars, café's, restaurants and mainline railway station. Also within a few miles drive are a selection of country inns, Fermoy's Garden Centre and Dainton Golf Course. Within the immediate area are some lovely country walks ideal for dog lovers.

The Accommodation:

Stepping inside, the well-presented light filled interior offers well-proportioned rooms ideal for the growing family. A spacious reception hallway has a useful guest cloakroom off with WC and basin. The original garage now provides access from the hallway and has loosely been arranged to provide a storeroom and an extra room with 2 Velux windows which is currently arranged as a bedroom (see agent's note). Overlooking the rear is the well-proportioned lounge with patio door. The good-sized kitchen has plenty of cupboards and roll top work surfaces and a door to outside. From the kitchen an archway flows through to the dining room again overlooking the rear.

On the first floor the part galleried landing is particularly spacious and has two fitted cupboards off. There are 4 double bedrooms the principal with an en suite shower room with basin and WC and completing the picture is the modern family bathroom.

Parking:

Double width driveway at the front.

Gardens:

Privately enclosed rear garden on two levels with secluded paved terrace, lawn and gravelled areas.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first right into Margaret Road. Take the second left into Abbotsridge Drive. Take the fourth left into Lynwood and the property is immediately on the left on the corner.



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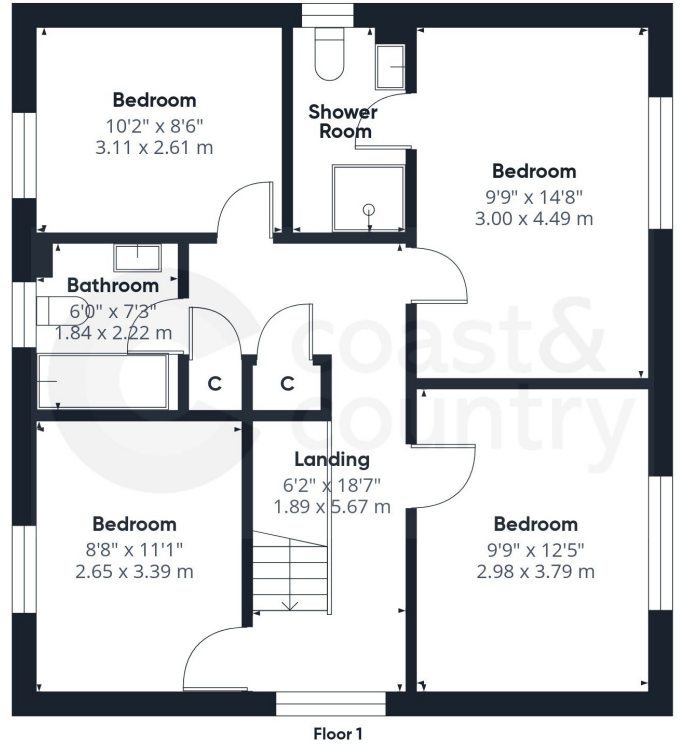
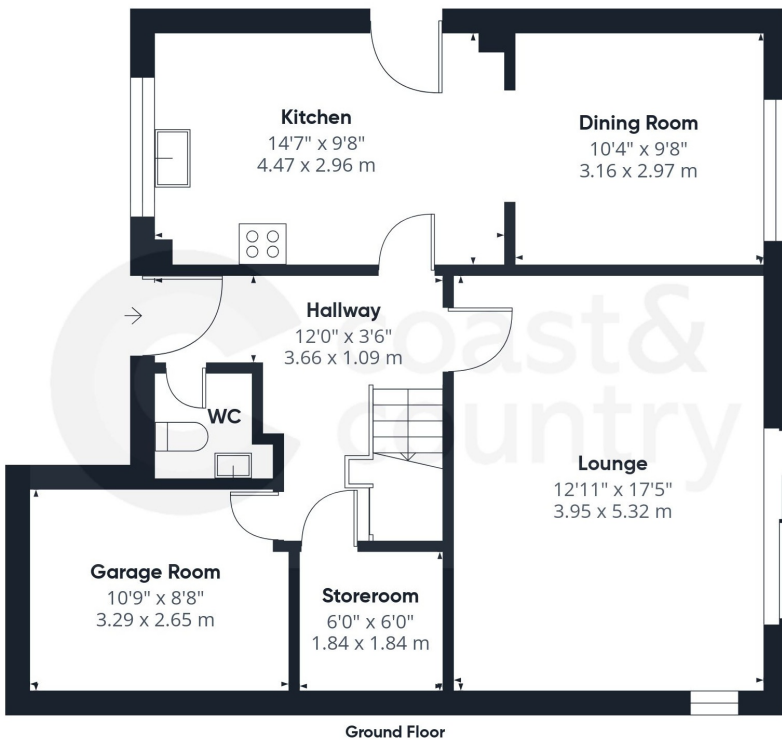
Approximate total area

1364 ft²

126.8 m²

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 E

Tenure: Freehold

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

The original garage has undergone works to provide two additional rooms. These works do not currently have the benefit of planning permission or building regulation certification.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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.