





3 Rowan Close, Ogwell

Guide £325,000 Freehold

Virtual Walk-Through Available • Modernised Detached Bungalow • 3 Bedrooms • Spacious Lounge • Modern Kitchen & Shower/Wet Room • Gas C/H & Double Glazing • Front & Rear Gardens • Insulated Garage, Driveway & EV Charger • Sought After Cul De Sac Location • No Chain & Viewing Recommended















Located in a sought after cul de sac within the highly desirable Ogwell area of Newton Abbot, this beautifully presented three-bedroom detached bungalow presents an exceptional opportunity for those seeking comfortable single storey living in a quiet residential setting. The property has been thoughtfully updated throughout and offers a blend of contemporary design and practical features, making it ideal for a range of buyers. The virtual walk-through available allows prospective buyers to explore the property from the comfort of their own home, while the inviting layout and quality finishes provide a welcoming and functional living environment.
Rowan Close is located within Ogwell 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, 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.

Accommodation

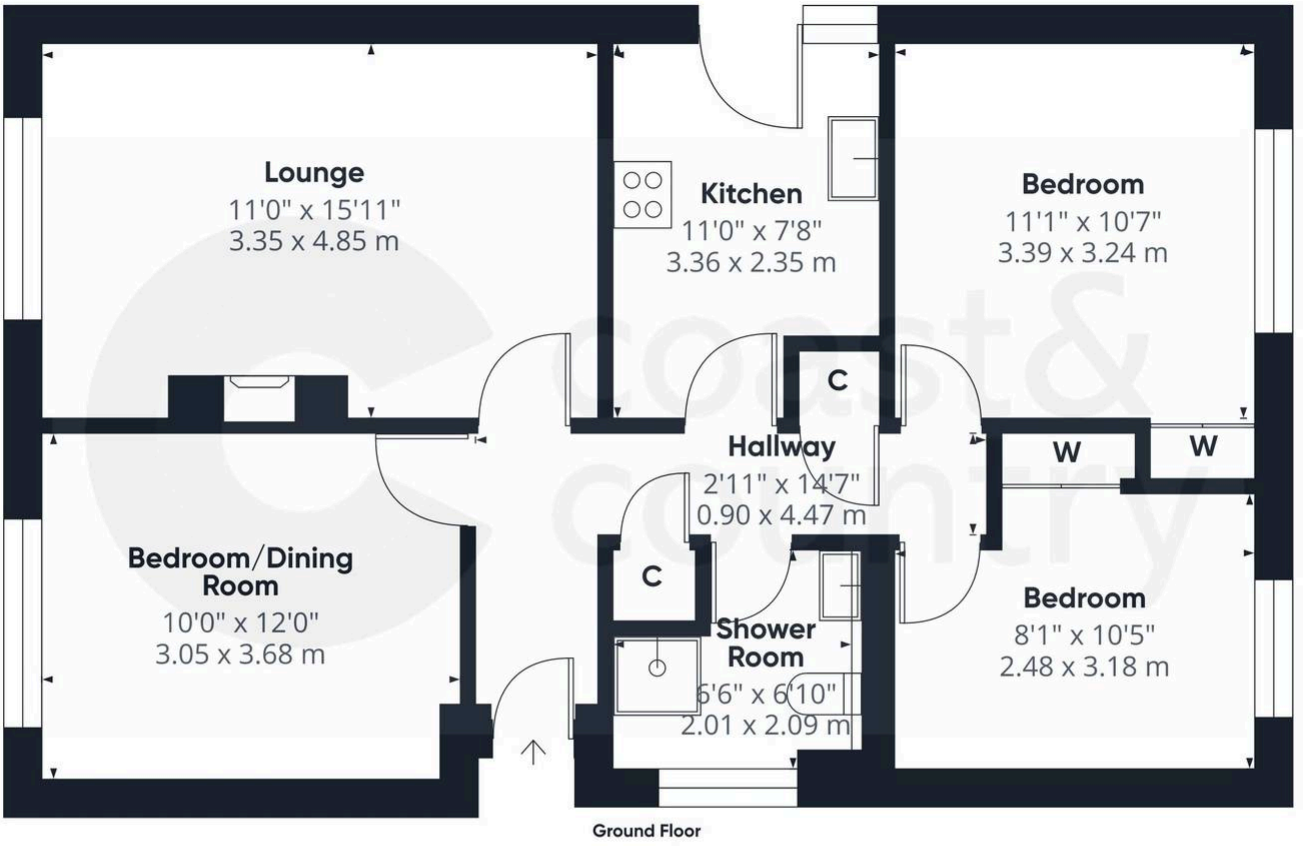
The accommodation is arranged over a single level, offering a practical and accessible layout. Upon entering, you are greeted by a L-shaped hallway that leads to all principal rooms. The spacious lounge is filled with natural light with outlook to front and provides a comfortable setting for relaxation or entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering ample workspace for culinary pursuits. Three well-proportioned bedrooms provide flexible accommodation, one of which could be used as a separate dining room or home office. The stylish shower/wet room has been finished to a high standard, featuring modern fixtures and fittings for added comfort. The property also benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. With its modernised interiors, well-planned layout, and sought after location, this detached bungalow represents a rare opportunity in today's market. Early viewing is highly recommended to fully appreciate the quality and potential on offer.

Garden & Parking

Outside the front garden is laid to gravel for ease of maintenance along with a driveway and insulated garage with electric roller door. There is an EV charger installed. The rear garden enjoys a sunny aspect and is of a generous size having been landscaped with patio and lawn.

Agent's notes

Council Tax: Currently Band D
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: C



Ground Floor

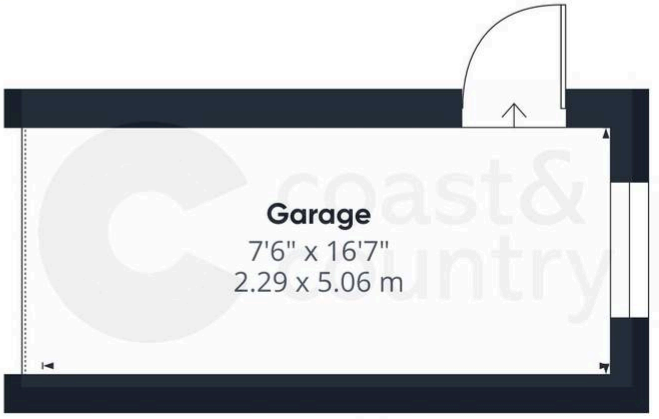
Approximate total area

819 ft²

76.2 m²

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

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Ground Floor Building 2

Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.