



Ogwell, Newton Abbot

- Virtual Tour/ Online Viewings Available
- Modern Detached House
- 4 Bedrooms (Principal En-Suite)
- Open Plan Living/Dining/Kitchen Space

- Family Bathroom & Additional WC
- Enclosed Rear Garden
- Garage & Driveway
- Highly Regarded Address

Guide Price:

£475,000

Freehold

EPC: TBC

2 Merrywood, Ogwell, Newton Abbot, TQ12 6LP

A smartly-presented modern detached house offering stylish extended living with many attractive features. Situated in a first class cul-de-sac location, the property is within a stone's throw of the picturesque National Trust woods and winding River Lemon adjacent to Bradley Manor and also backs onto the field. The immediate area has a well-respected primary school and the town centre with its excellent range of shops and amenities.

The Accommodation

Much improved and subject to a degree of remodelling, the property is accessed through a modern front door with side panel which opens to a most impressive reception hallway with part double-storey ceiling and galleried landing above, all well-lit by a first floor window. Off the hall is a useful cloakroom/WC. On one side of the ground floor is the front to back double-aspect lounge with French doors to the rear garden and a decorative fireplace. From both, the hall and lounge doors open to the real hub of the house, forming a most impressive and fashionable open plan living/dining/kitchen area presented in 3 defined areas, all flooded with light through 2 sets of bi-fold doors, windows and 2 double glazed roof lanterns. The kitchen area is fitted with a selection of up-to-the-minute cabinets and integrated appliances and the living and dining areas have attractive light oak style flooring.

On the first floor, the galleried landing with recessed cupboard off provides access to 4 well-proportioned bedrooms, the principal with an en-suite shower room including a double shower cabinet, WC and basin. Completing the picture is a family bathroom with smart white suite.

Outside

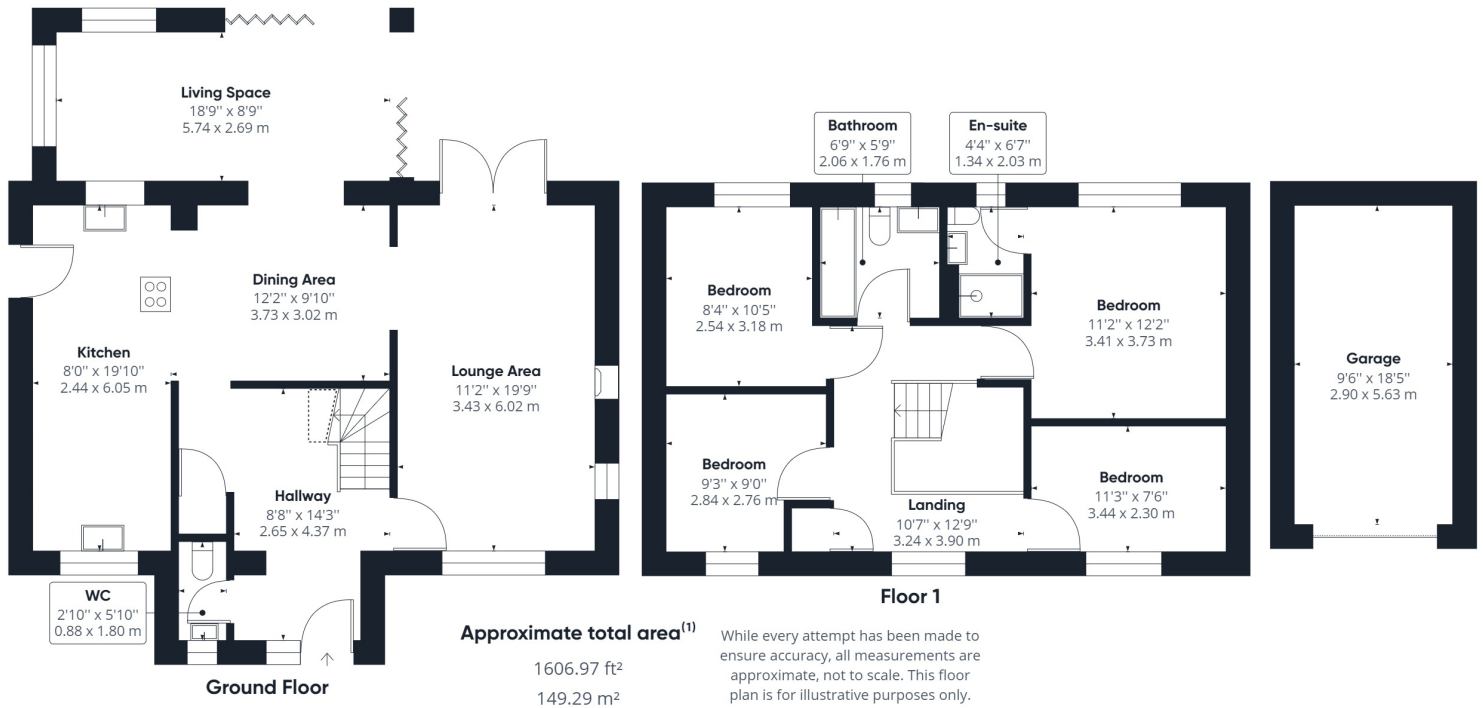
Privately enclosed rear garden backing onto fields with patio and lawn.

Parking

Double-width driveway and good sized integral garage.

FLOOR PLANS

For Illustrative Purposes Only



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





Agents Notes

Tenure

Freehold

Services

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

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A381 Totnes Road. At the roundabout take the third exit for Ogwell (Ogwell Road). Take the first right into Larksmead Way. Take the fourth right into Merrywood.

ENERGY PERFORMANCE RATING

The EPC for this property has been order and will be added to the details shortly.