



## Ogwell

- Virtual Tour/Online Viewings Also Available
- Smart Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner Opening to the Garden
- Modern Fitted Kitchen & Bathroom
- Off Road Parking & Garage
- Level Gardens
- Gas Central Heating & Double Glazing

Guide Price:

**£435,000**

Freehold

EPC: D66

# 10 Abbotsridge Drive, Ogwell, TQ12 6YS

A superb detached two double bedroom bungalow in a highly sought-after cul-de-sac situated in Ogwell, Newton Abbot. Well positioned, with private south facing gardens, ample parking plus detached garage, and completed to a very high standard, this property is a must see to all buyers looking for a quiet bungalow on a level plot with easy access to the vibrant town of Newton Abbot whilst enjoying the idyllic setting of Ogwell.

## The Accommodation

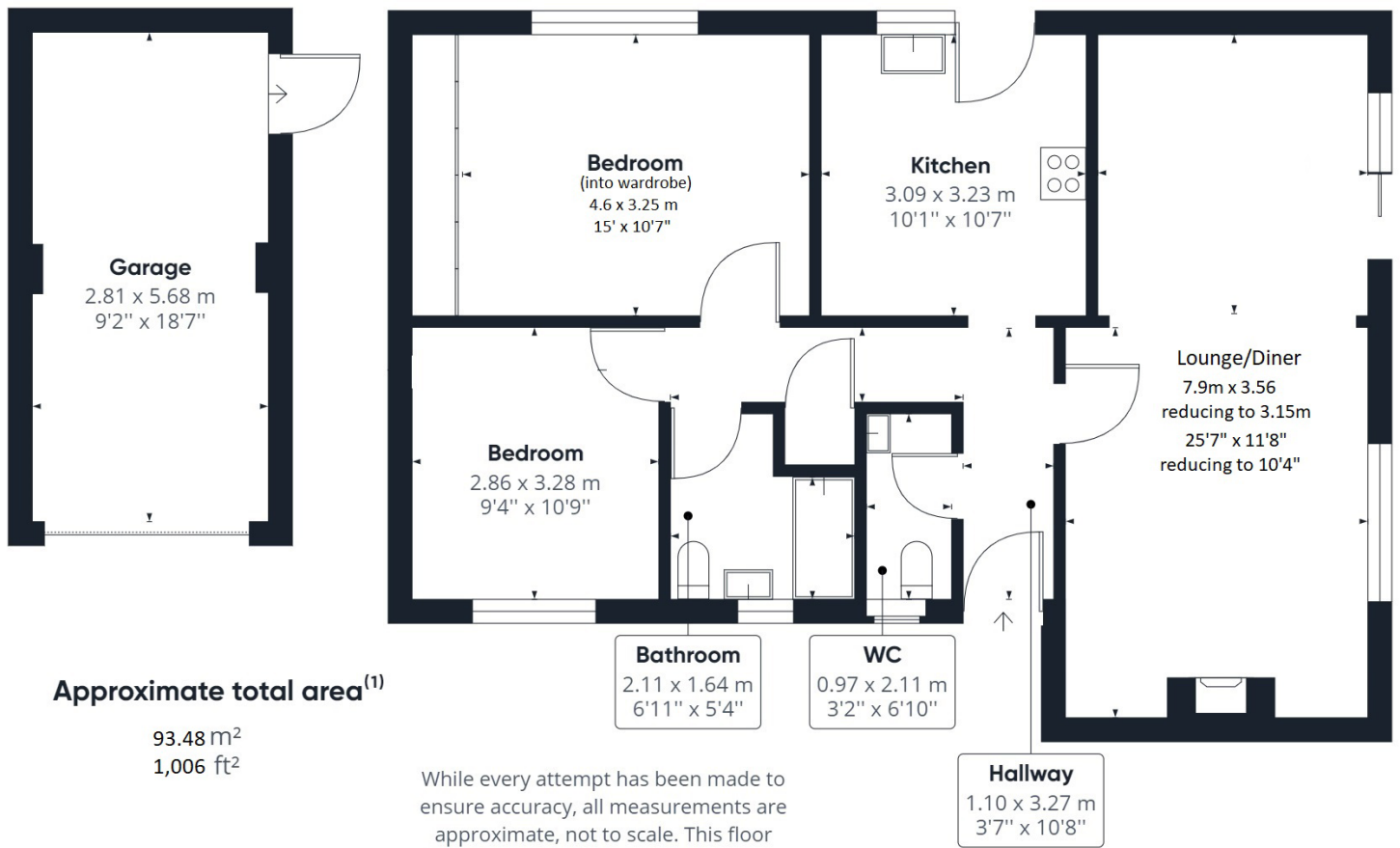
Entering the property, you are greeted by the wide entrance hallway with doors to all rooms. This property has been designed to make the most of the plot and the accommodation. To the left is a guest cloaks/WC, to the right is the lounge/diner, a great size with built-in gas fireplace, window and French doors out to the rear garden. Decorated in pale tones, the room has ample space for two sofas, coffee table and a separate large dining table. The kitchen has been recently installed; a unique design made out of real timber the quality of this kitchen sets it apart from the norm. Further to this, the room has been freshly tiled and allows space for a free-standing range cooker. Both the bedrooms are good sized double rooms with the master offering a very good amount of built-in storage. Lastly the property has a newly fitted bathroom, completely re-done to a superb standard, fully tiled floor & walls, shower above the bath with basin and WC.

## Outside & Parking

The property has a driveway for two cars however this could be widened if required for further parking, the front lawns have been kept to an exceptional standard and give the property a very high curb appeal. The back and side gardens have outside access via a path in-between the garage and property, to the rear the garden has mostly been laid to white gravel giving the property a neat finish and allowing for easy maintenance. The side garden which is accessed directly from the lounge/diner enjoys complete privacy and also faces due south. Detached from the property is the garage located at the end of the driveway, it has a pitched roof offering additional storage and also has separate electric power.

## FLOOR PLANS

For Illustrative Purposes Only



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 D

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

## 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.

## ENERGY PERFORMANCE RATING

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		