



Ogwell

- Virtual Tour/Online Viewings Also Available
- Modern Detached Family Home
- 3 Bedrooms
- Lounge/Diner
- Kitchen & Lean-to Conservatory
- Family Bathroom
- Off Road Parking & Garage
- Front & Rear Gardens

Guide Price:

£385,000

Freehold

EPC: D61

8 Reynell Road, Ogwell, Newton Abbot, TQ12 6YA

This neatly presented detached house is excellently situated in highly sought-after Ogwell.

Ogwell is a popular village location approximately 1 mile from the town centre of Newton Abbot. The village is particularly popular due to the highly sought-after Canada hill primary school which is approximately 4 minute walk from the property.

The Accommodation

The spacious accommodation comprises an entrance porch, hallway, ground floor cloaks/WC, a well laid out kitchen/breakfast room, spacious lounge/diner, and a single glazed lean-to conservatory. The first floor provides 3 double bedrooms, and a smart family bathroom.

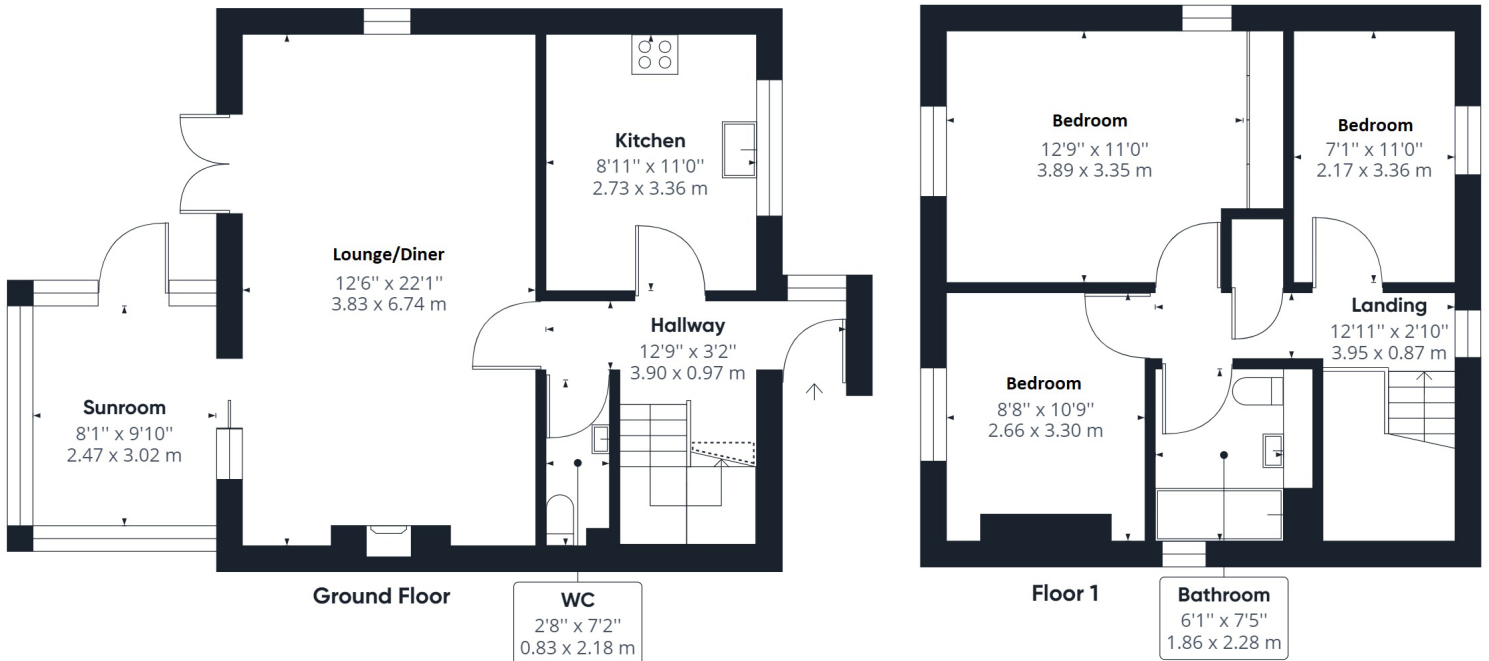
Benefits include mainly uPVC double glazing, a gas central heating system and a spacious garage with additional loft storage.

Outside & Parking

The property is situated on a superb corner plot which is level. To the front is a driveway providing ample parking for 2 vehicles and a pleasant front lawn. The rear garden is surprisingly private and secluded. It is mainly laid to lawn with mature shrubs and some small trees. There is also a good-sized cabin which provides a very useful and versatile space.

FLOOR PLANS

For Illustrative Purposes Only



Approximate total area⁽¹⁾

991.89 ft²

92.15 m²

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

GIRAFFE360

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 Newton Abbot pick up the A381 Totnes Road. At the Ogwell roundabout take the 3rd exit (turn right) into Ogwell Road. Take the 1st left into Reynell Road.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		