



Westwood Road, Ogwell, Newton Abbot, Devon, TQ12 6YB

£275,000

- Modern Kitchen
- Dining Room
- Lounge To Front
- Four Good Size Bedrooms
- Family Bathroom
- PVCu Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Driveway & Garage
- EPC Rating - C
- No Onwards Chain

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DESCRIPTION & LOCATION

A well-presented link detached family home at the end of a cul-de-sac in the popular Ogwell area, being sold with no onwads chain. The accommodation comprises entrance hall, lounge, kitchen, dining room, ground floor WC, four bedrooms and a modern family bathroom. Outside there is a driveway, attached garage and front and rear gardens. The house has UPVC double glazing and is gas centrally heated throughout.

LOCATION

Ogwell is a very popular residential location as it is so close to Newton Abbot town and all the amenities it has on offer. There is also easy access out to Totnes or to the A380 for links on the M5. There are a number of supermarkets a short drive away and the very popular Canada Hill primary school is a short walk away. You can also access Bakers Park easily where there are playing fields, play park and river walks through the woods.

ENTRANCE

UPVC double glazed entrance with matching side panel opens into:

ENTRANCE HALL

Staircase to first floor with under stairs store cupboard. Radiator. Wall mounted thermostat control. Timber effect 'Karndene' flooring. Doors to:

CLOAKROOM

Fully tiled walls. UPVC obscure double glazed window to the side aspect. Hidden cistern WC with shelf over and with sink to the side with storage under. Radiator.

KITCHEN

13' 0" x 8' 8" (3.96m x 2.64m) Range of base and eye level units with cupboards and drawers. Space for gas or electric cooker. Integrated dishwasher, space for washing machine and built-in fridge and freezer. Single bowl sink unit with mixer tap and drainer with a UPVC double glazed window over with views to the garden. One of the cupboards conceal the gas central heating boiler. UPVC double glazed door gives access to the outside.

DINING ROOM

11' 0" x 9' 9" (3.35m x 2.97m) Continued flooring from the hall. UPVC double glazed sliding patio doors out to the rear garden. Radiator.

LOUNGE

11' 10" x 18' 11" (3.61m x 5.77m) A bright and spacious room with two UPVC double glazed windows to the front aspect, one of which is almost floor to ceiling. Chimney breast with inset gas fire and 'micro-marble' surround, mantle and hearth.

FIRST FLOOR LANDING

Hatch to loft space. Radiator. Airing cupboard. Doors to:

BEDROOM 1

14' 8" x 9' 10" (4.47m x 3m) Built in wardrobes. Box window with UPVC double glazing to the rear aspect looking over the rear gardens. Radiator.

BEDROOM 2

11' 10" x 9' 10" (3.61m x 3m) Built in wardrobes. UPVC double glazed window to the front aspect. Radiator.

BEDROOM 3

10' 4" x 8' 9" (3.15m x 2.67m) UPVC double glazed window to the rear aspect overlooking the rear garden. Radiator.

BEDROOM 4

8' 8" x 8' 8" (2.64m x 2.64m) Built in wardrobes. UPVC double glazed window to the front aspect. Radiator.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m) A modern bathroom with white suite comprising; Shower bath with curved glass screen and electric shower, low level WC and pedestal wash hand basin. Fully tiled walls. UPVC obscured double glazed window to the side aspect.

OUTSIDE

To the front there is a lawn area with willow tree and to the side of this there is a driveway with parking for three cars. The drive gives access to the garage and front door to the house.

GARAGE

The garage has up and over door, power, light and a door to the rear leading to the rear garden.

The rear garden is a good size and is mainly laid to lawn. It is enclosed by timber feather board fencing to the sides and rear and has a path leading down the side of the house to the front. There is also access into the garage from the large patio running from the back of the house.

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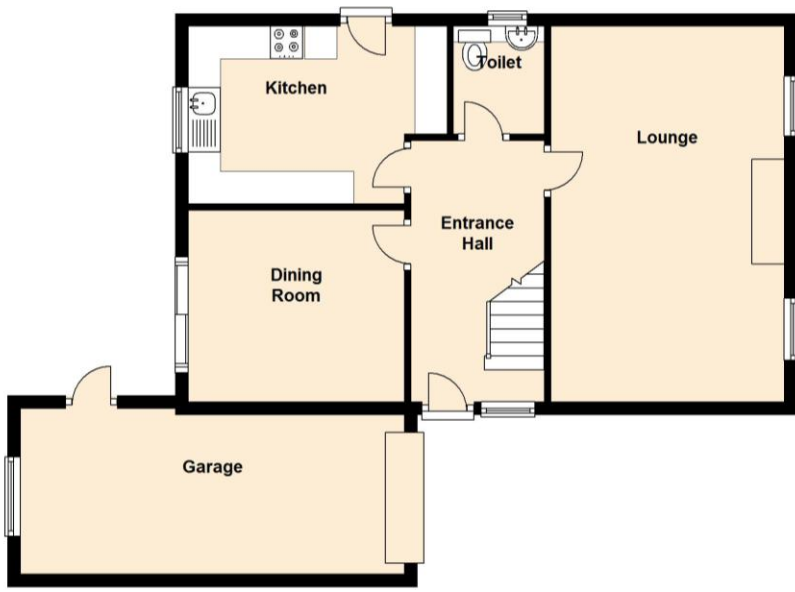
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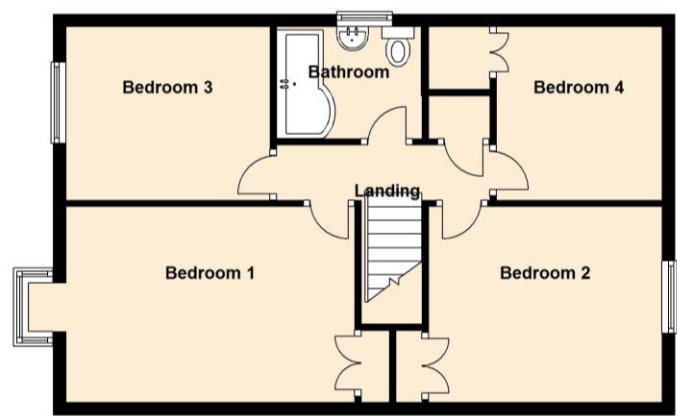
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Heading out of Newton Abbot town, follow the signs for Totnes. At the first roundabout turn right (third exit) into Ogwell. Turn first right and then right onto Westwood Road, keep left and after a short distance you will find the property.

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