



## Ogwell, Newton Abbot

- Video Walk-through Available
- Detached Bungalow
- 2 Double Bedrooms
- Entrance Porch
- Generous Sized Lounge
- Conservatory With French Doors
- Double Glazing & Central Heating
- Low Maintenance Gardens
- Driveway & Garage
- Sought-After Location



1x Bath

 ENERGY  
RATING  
D60

**Guide Price:  
£270,000**  
FREEHOLD

# 40 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE



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A spacious, two double bedroom, detached bungalow situated in a popular road within the highly sought-after Ogwell area on the outskirts of Newton Abbot. The spacious accommodation offers a generous sized lounge, large conservatory, two double bedrooms, kitchen and shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage and driveway parking. The bungalow would benefit from some updating and internal viewings come highly recommended.

Margaret Road is located within the highly sought-after Ogwell area 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.

## **The Accommodation:**

A uPVC double-glazed entrance door leads to the entrance porch, with uPVC double-glazed windows to front and side, and a multi-obscuré glazed door to the inner hall with obscure glazed door to the hallway with airing cupboard housing, wall mounted gas boiler and access to loft. The lounge has two uPVC double-glazed windows to front and a feature uPVC double-glazed window to side, fitted gas fire with stone hearth and door to the kitchen. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset sink, built-in oven, hob and microwave with spaces for fridge/freezer, washing machine and dishwasher, uPVC double-glazed window to side and multi-obscuré glazed door to the conservatory, which is uPVC double glazed with French doors leading to the garden. Bedroom one has a uPVC double-glazed window to rear and a range of built-in wardrobes. Bedroom two has a uPVC double-glazed window to front and the shower room has a suite comprising shower cubicle, low-level WC, vanity wash basin and an obscure glazed window.

## **Parking:**

Driveway and single garage with a metal up and over door, courtesy door and window to rear.

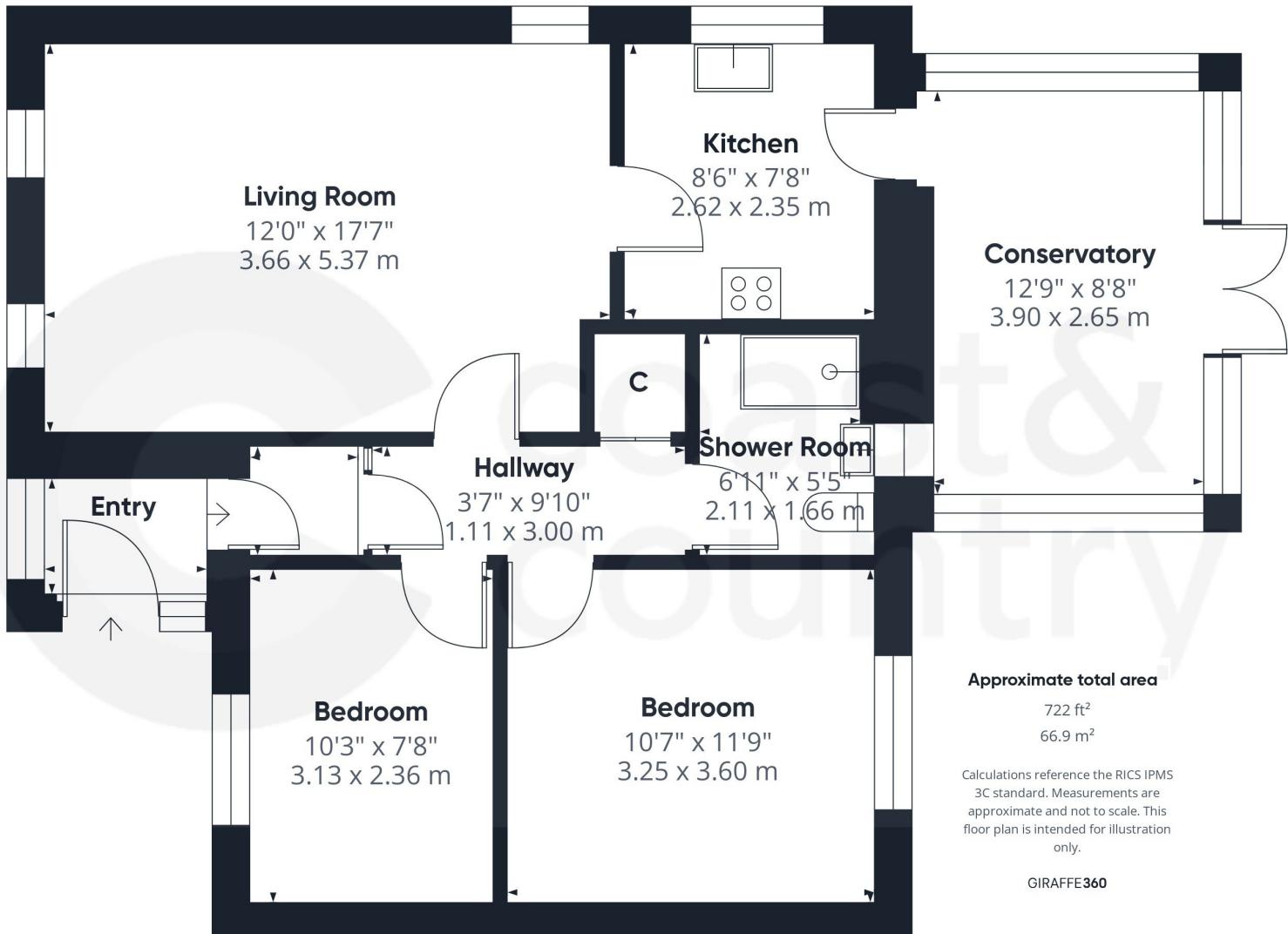
## **Gardens:**

Outside to the front there is a gravelled front garden with established shrubs, brick paved driveway leading to the garage and steps to front door. The rear garden has been block paved for ease of maintenance on two levels with timber shed and assorted shrubs.

## **Directions:**

From Newton Abbot town centre take the A381 Totnes Road out of town towards Totnes. At the first roundabout take the third exit into Ogwell Road. Margaret Road is the second turning on the right.





#### Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

#### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

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