



Ogwell, Newton Abbot

- Video Walk-through Available
- Detached Bungalow
- 2 Double Bedrooms
- Lounge & Conservatory
- Modern Kitchen
- Dining Room
- Shower Room & WC
- Front & Rear Gardens
- Driveway & Garage
- Sought-After Cul-de-sac


 ENERGY
RATING
F35

**Guide Price:
£300,000**
FREEHOLD

6 Redstart Close, Ogwell, Newton Abbot, TQ12 6BS



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A modernised and well-presented, two double bedroom detached bungalow in a sought after cul de sac location. The bungalow enjoys a pleasant outlook, and the spacious accommodation boasts a lounge with conservatory off along with a dining room and a modern fitted kitchen and shower room. UPVC double glazing and electric heating are installed and outside there is ample driveway parking, garage and landscaped gardens.

The bungalow is a credit to the sellers and will appeal to a wide range of buyers.

Redstart Close is a sought after cul-de-sac located within the highly desirable 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, a 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 multi-obscur, double-glazed door and hallway with multi-obscur glazed courtesy door to garage and glazed door to the inner hallway which has wood flooring, access to loft and a cloakroom/ WC with low-level WC, vanity wash basin, heated towel rail and uPVC obscure, double-glazed window. The lounge has uPVC double-glazed French doors enjoying a pleasant outlook opening to the rear garden and leads to the conservatory with tiled flooring, uPVC double-glazed windows and uPVC double-glazed French doors onto the rear garden enjoying a pleasant outlook. The kitchen is fitted with a modern range of base units with work surfaces and tiled splashback, inset single drainer sink unit, built-in double oven and hob with spaces for fridge and dishwasher, uPVC double-glazed window to front and opening to the dining room with a uPVC double-glazed window to front. Bedroom one has a range of built-in wardrobes and uPVC double-glazed window to rear. Bedroom two has a uPVC double-glazed window to side and the shower room has a suite comprising shower cubicle, low-level WC, vanity wash basin, heated towel rail, tiled flooring and uPVC obscure, double-glazed window.

Parking:

Outside to the front there is a double width brick paved driveway providing ample off-road parking leading to integral garage with metal up and over door, plumbing for washing machine and courtesy door to hallway.

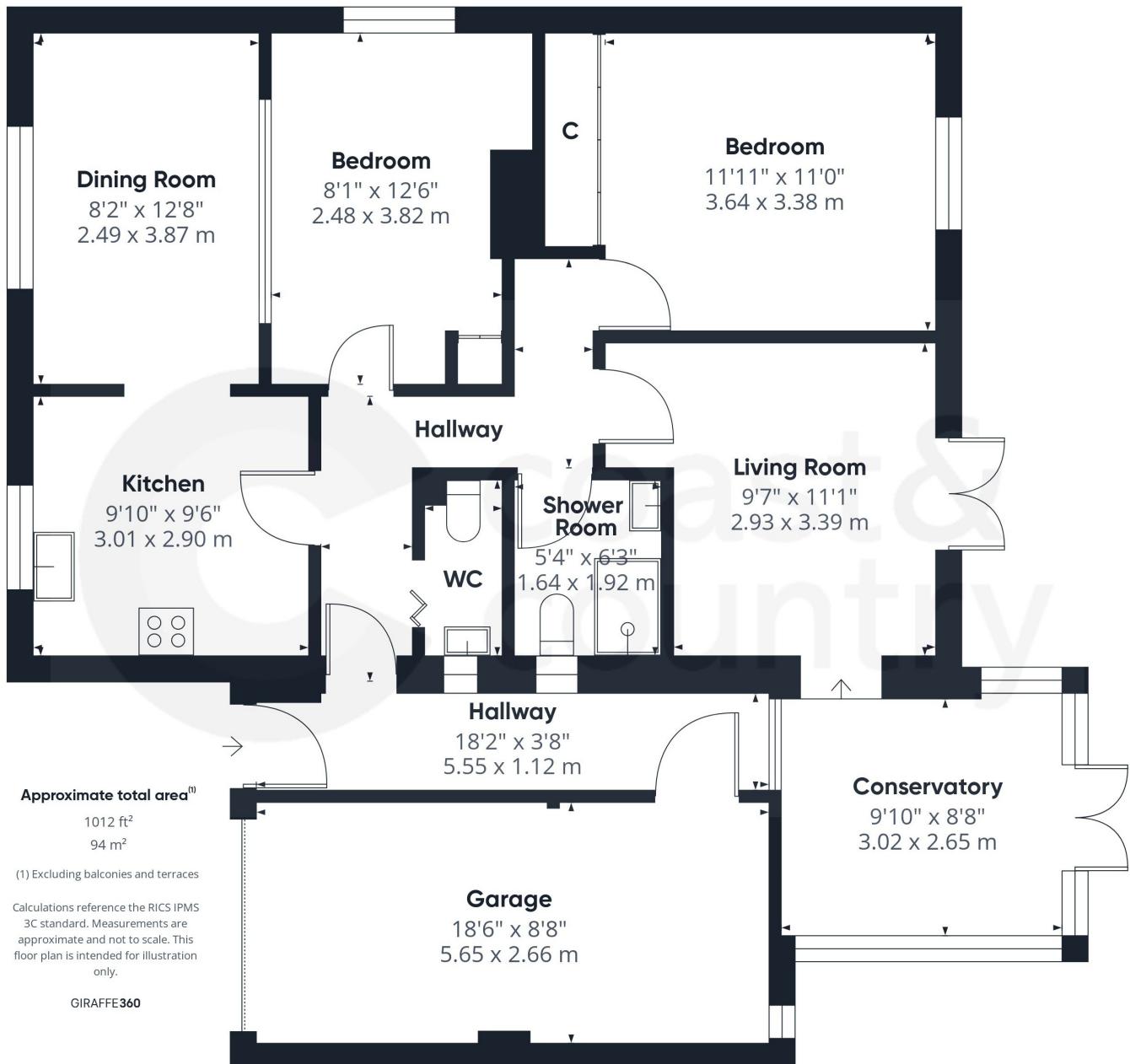
Gardens:

The front garden is landscaped for ease of maintenance with paving and circular stone chip borders with shrubs. The rear garden is tiered and sloping with large, paved patio which is suitable for alfresco dining and enjoying the sun with pergola and greenhouse, railings and steps lead to a landscaped sloping rear garden with pathway meandering through and a wide selection of shrubs.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first right into Larksmead Way and Redstart Close is the first turning on the left.





Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		75 C
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Floor Plans - For Illustrative Purposes Only

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