



## Newton Abbot

2x 1x

ENERGY RATING C69

- Video Walk-through Available
- Modernised Detached Bungalow
- 2 Bedrooms
- Lounge With Wood Burner
- Spacious Kitchen/Dining/Family Room
- Contemporary Shower Room
- Landscaped Gardens With Patio & Summer-house
- Driveway & Garage
- Sought-After Location

**OIEO Price:**  
**£300,000**  
FREEHOLD

# 16 Reynell Road, Ogwell, Newton Abbot, TQ12 6YA



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

# 16 Reynell Road, Ogwell, Newton Abbot, TQ12 6YA

A beautifully presented and modernised brick-built detached bungalow situated in a popular location within the highly sought-after Ogwell area on the outskirts of Newton Abbot. The spacious accommodation offers two double bedrooms, a spacious lounge, a superb modern kitchen/dining/family room with integrated appliances and a lovely modern shower room. Gas central heating and uPVC double glazing are installed and outside there are attractively landscaped gardens for ease of maintenance, garage and driveway. Offered for sale in show home condition internal viewings come highly recommended to appreciate all this lovely bungalow offers.

Reynell Road is located within Ogwell 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, part-decorative, obscure double-glazed door leads to the entrance hallway with access to loft which is part boarded and has an extendable ladder and a storage cupboard housing radiator and wall mounted gas boiler. The lounge has a deep-cilled uPVC double-glazed bay window with outlook over the front garden and wood burning stove. The kitchen/dining/family room is a superb light and airy room and the kitchen is extensively fitted with a modern range of wall and base units with solid wood work surfaces, inset single drainer sink unit and built-in appliances including a double oven, hob, fridge, freezer, washing machine and dishwasher, tiled flooring, uPVC double-glazed window to side and the dining area has uPVC double-glazed French doors opening to the rear garden and further uPVC double-glazed window to side. Bedroom one has a uPVC double-glazed window to front and bedroom two has a uPVC double-glazed window overlooking the rear garden. The shower room has been refitted with a modern suite comprising walk-in shower cubicle, low-level WC and wash basin in vanity unit, tiled walls and flooring, heated towel rail and uPVC obscure double-glazed window.

## Parking:

Outside to the front there is a tarmac driveway providing ample off-road parking leading to a single garage. The garage has a metal up and over door and uPVC double-glazed courtesy door to the garden.

## Gardens:

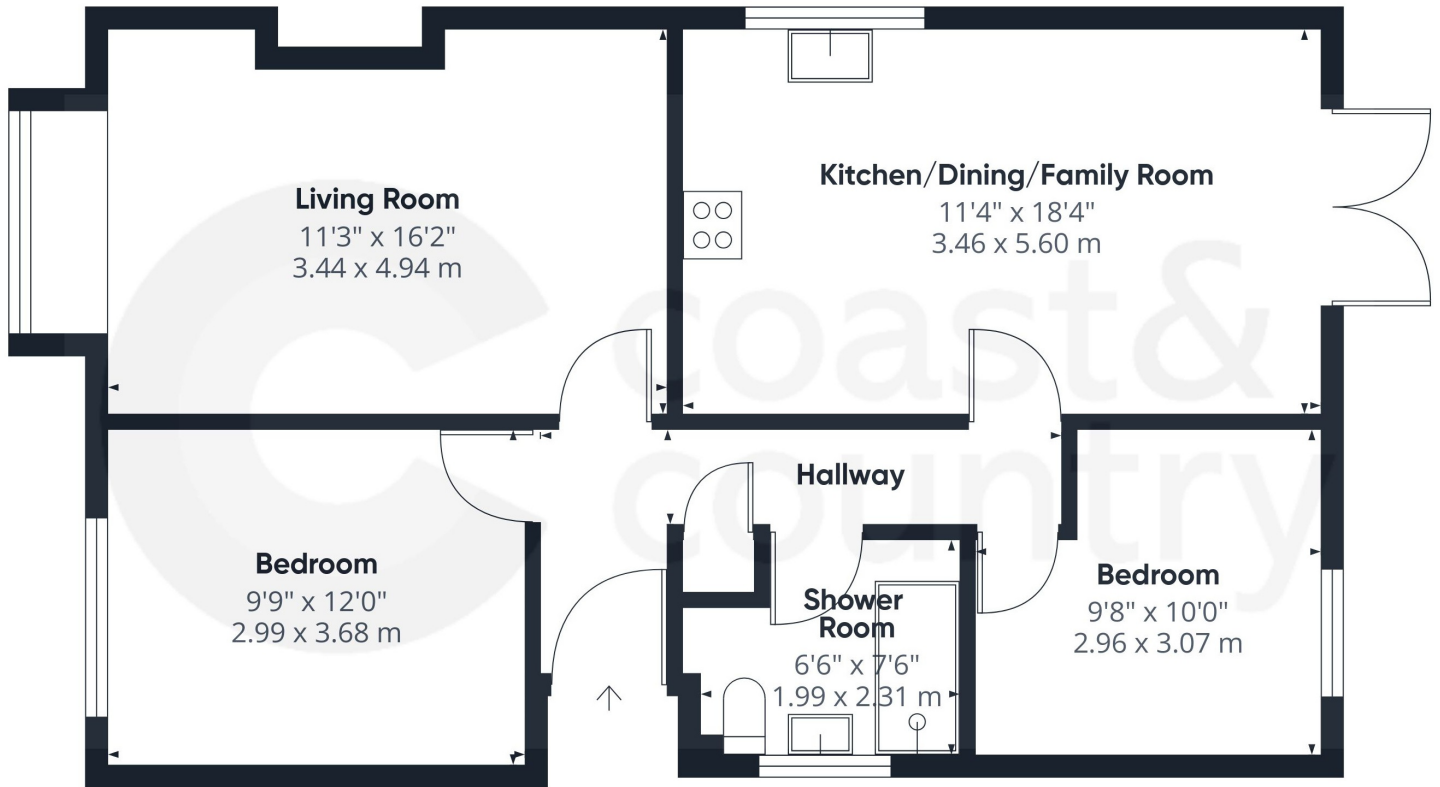
The front garden has been landscaped with a circular bed with a wide selection of shrubs and lawn which extends to the side. The rear garden has been attractively landscaped and comprises paved area with steps leading to a further patio perfect for enjoying the sun or alfresco dining with a wide selection of shrub borders and steps leading to a lawned garden with summerhouse and a wide selection of shrubs, bushes and trees.

## Directions:

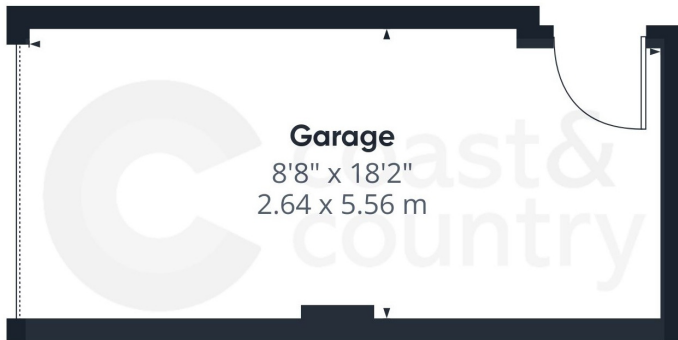
From Newton Abbot pick up the A381 Totnes Road. At the Ogwell roundabout take the 3rd exit (turn right) into Ogwell Road. Take the 1st left into Reynell Road and the bungalow can be found in the second cul de sac on the right.



# 16 Reynell Road, Ogwell, Newton Abbot, TQ12 6YA



Ground Floor Building 1



Ground Floor Building 2

**Approximate total area**

879 ft<sup>2</sup>  
81.7 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

We have not been able to locate a HETAS certificate for the wood burning stove.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

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

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.