



## Ogwell

5x  3x 

ENERGY  
RATING  
D65

- Video Walk-through Available
- Spacious Detached House
- 5 Bedrooms (2 en-suite)
- Lounge/Diner
- Modern Kitchen & Bathrooms
- Driveway & Garage
- Gardens to Side & Rear
- Sought-After Location
- Cul-de-sac Position
- Deceptively Roomy Accommodation

**Guide Price:**  
**£400,000**  
FREEHOLD

# 22 Buttercombe Close, Ogwell, Newton Abbot, TQ12 6YD



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A superb modern detached house offering well-presented extended accommodation over two floors. Occupying a corner plot, the house has a garage and driveway providing plenty of parking whilst at one side and the rear are privately enclosed gardens with paved terrace lawn and summerhouse.

Buttercombe Close is a cul-de-sac situated within the highly sought-after Ogwell Cross development, itself under a mile from Newton Abbot's vibrant and well served town centre. Within easy reach is well-respected Canada Hill Primary School.

### The Accommodation:

Stepping inside, the property has been subject to some lovely upgrades over recent years with noteworthy features including new solid oak internal doors, and glass panels to the stairs. All the bathrooms/en-suites have been updated with modern white suites and fully tiled walls. The front door opens to the entrance hallway with stairs to the first floor and having a useful guest cloaks/WC off. The lounge has a walk-in three-sided window enjoying an open aspect towards Wolborough Hill from the front, and a modern flame effect gas fire. Opening directly from the lounge is the dining area with patio doors to the rear garden. The kitchen, which can be accessed from both the dining area and hallway, is fitted with a selection of sleek, high-gloss, handleless cabinet fronts and contrasting dark, mirror chip countertops. Throughout the kitchen and hallway floors are large high-gloss tiles. Completing the ground floor is a double aspect bedroom (five) with an en-suite featuring a double shower, WC and basin.

On the first floor are four further bedrooms and a family bathroom. The principal is a real feature with a separate dressing area and en-suite, again with double shower, basin and WC.

### Outside:

Corner plot with privately enclosed gardens to one side and the rear.

### Parking:

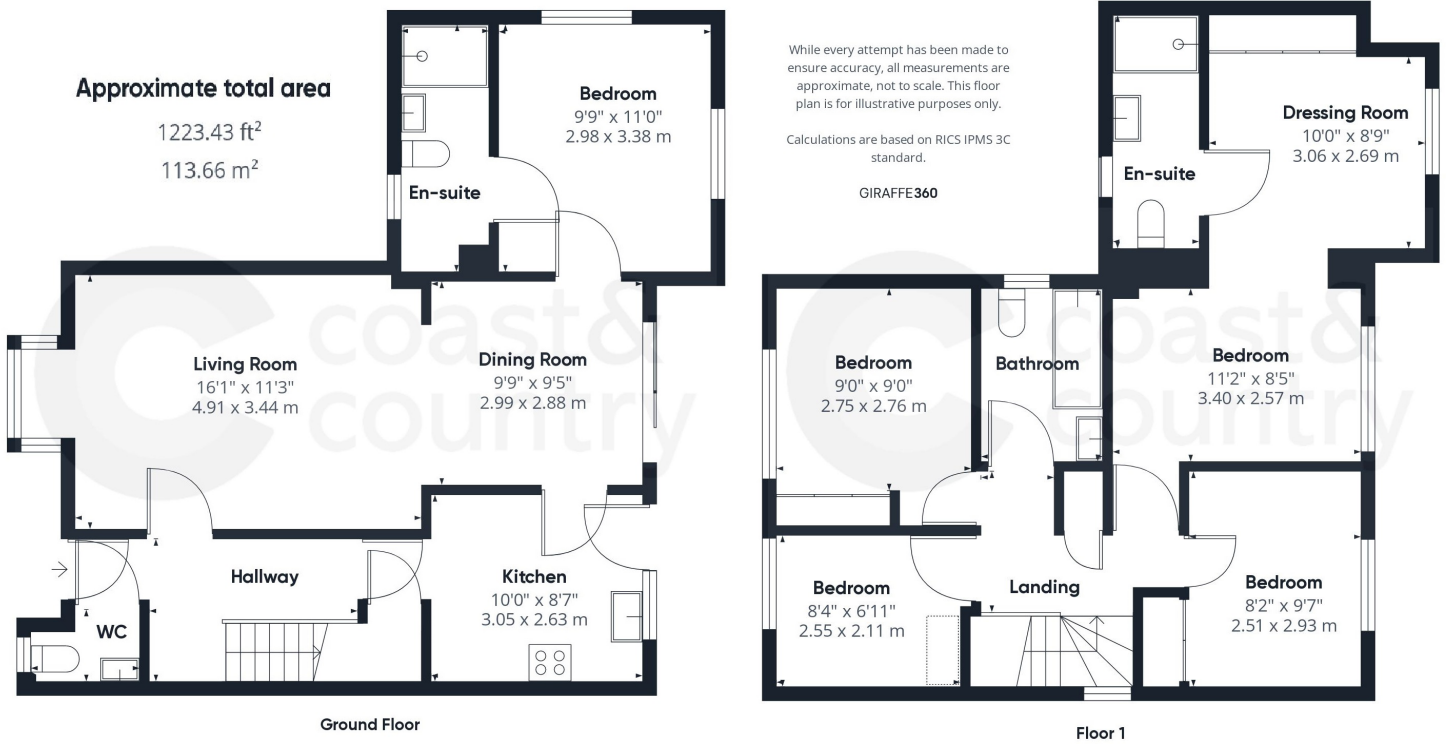
Single garage and driveway.

### Directions:

Head out of Newton Abbot on the Totnes Road. At the Ogwell roundabout take third exit and then first left into Reynell Road. Buttercombe Close is second turn on the left.



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## Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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  $\pm$  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.