



## Ogwell, Newton Abbot

3x  1x 

ENERGY RATING D63

- Video Walk-through Available
- Superb Semi-Detached House
- 3/4 Bedrooms
- Stunning Kitchen/Dining/Family Room
- Separate Lounge

- Fabulous Family Bathroom
- Driveway Parking
- Long Lawned Rear Garden
- Sought-After Ogwell Location
- Early Viewings Advised

**Guide Price:**  
**£410,000**  
FREEHOLD

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



1000s of homes sold in Teignbridge

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

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

A traditional bay windowed semi-detached house in a highly favoured location close to Canada Hill primary school and around a mile from the town centre. With a first-class interior finish and a layout which offers impressive extended living space the house occupies a surprisingly large plot with raised timber deck adjoining the house ideal for entertaining, a lower paved patio adjacent to which is a useful garden room with French doors and completing the garden is a long lawn on a couple of levels. At the side a driveway provides off road parking.

Margaret Road is located in the highly sought after Ogwell area of Newton Abbot itself not far from Bakers Park with its play areas café and sports facilities with the picturesque grounds and riverside walks of the National trusts Bradley Manor even closer.

## The Accommodation:

Stepping inside the interior is smartly presented with what is thought to be the original front door with its run ray glazed panel opening to the entrance hall with turning staircase to the first floor. Off the hall is a useful separate WC with hand basin. Overlooking the front through a three-sided bay window is a cosy lounge with a wood burner. The real hub of the house is the show stopping kitchen / dining / family room which has been extended in the past to provide a fabulous open plan area with part-vaulted ceiling with roof lights and a bi fold door opening to the adjoining decked terrace, The dining area has a wide be spoke integrated storage and display unit whilst the kitchen area is fitted with an extensive range of cabinets including a large island.

On the first floor the layout is what one would expect with three bedrooms and a first-class family bathroom including a free-standing bath and wet room style shower. Completing the picture is an impressive loft area which is accessed via a full staircase from the landing and is fully plastered decorated and has two Velux roof windows flooding it with natural light.

## Outside:

Large rear garden with raised timber deck separate paved patio long lawn and useful garden room.

## Parking:

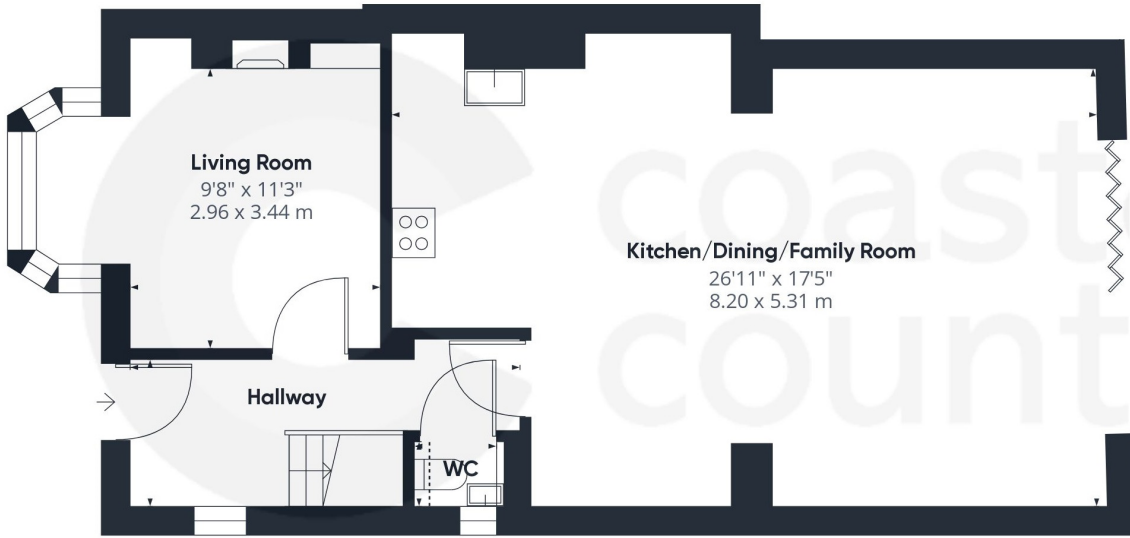
Driveway to the side.

## Directions:

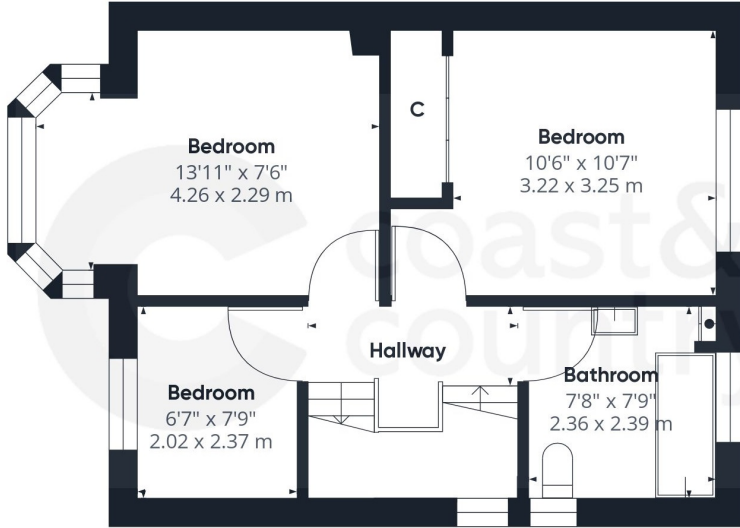
From Newton Abbot take the A381 Totnes Road. At the Ogwell Cross roundabout take the third exit into Ogwell Road and then second right into Margaret Road.



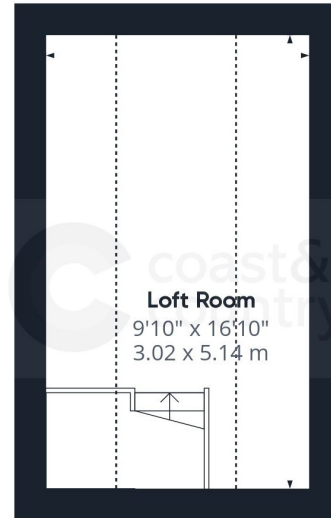
# 15 Margaret Road, Ogwell, Newton Abbot, TQ12 6AE



Ground Floor



Floor 1



Floor 2

**Approximate total area**

1235.16 ft<sup>2</sup>  
114.75 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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.