



- Spacious Entrance Hall
- Modern Kitchen
- Separate Dining Room
- Lounge
- Ground Floor Bedroom
- Cloakroom with WC
- Two First Floor Bedrooms
- Family Bathroom
- Front and Rear Garden
- Garage and Driveway Parking

Our View "Situated at the end of a quiet cul-de-sac this property is in an idyllic location and with some changes will be a lovely modern home."

A deceptively spacious, three bedroom link-detached house with a secluded garden, garage and driveway parking, in an enviable quiet cul-de-sac location in the highly sought after village Ogwell.



This charming property is situated in a quiet cul-de-sac in the picturesque village of Ogwell, on the edge of Newton Abbot. The link-detached house boasts three generously sized bedrooms, perfect for a growing family or those looking for extra space.

Upon entering the property, you are greeted by a spacious and inviting hallway that leads to the living room, ideal for relaxing or entertaining guests. The living room features large windows that flood the room with natural light and provide a lovely view out over the front garden, along with central gas fireplace.

The kitchen is well-equipped with a good range of wall and base level kitchen units providing ample storage space, built in eye level oven with hob and space for appliances. The dining area is open and adjacent to the kitchen, creating a seamless flow between preparing and enjoying meals. The dining room enjoys large patio doors leading out to the delightful enclosed garden.

Bedroom three can be found on the ground floor and is a double bedroom with a window to the side aspect.

The cloakroom has a low flush WC and a small wall mounted sink for added convenience.

Upstairs, the property benefits from two additional well-proportioned bedrooms, all of which offer plenty of natural light and storage space. The main bedroom also benefits from built-in wardrobes, providing plenty of space for clothes and personal belongings. Additionally, to the rear of the wardrobes, there are doors to further eaves storage.

The family bathroom features a bath with shower unit above, pedestal wash hand basin and WC.



Outside, the property boasts a secluded garden, perfect for enjoying the warmer months, ideal for al fresco dining or simply relaxing in the sunshine. The property also benefits from a garage and driveway parking, providing ample space for multiple vehicles.

Located in the highly sought after village of Ogwell, this property offers a peaceful and idyllic setting while still being within easy reach of Newton Abbot and its many amenities. The highly regarded Canada Hill primary school is within walking distance. Village amenities include a public house, a church and a village hall. There is a bus service to Newton Abbot where there is a main line railway station making this property an ideal choice for families or commuters.

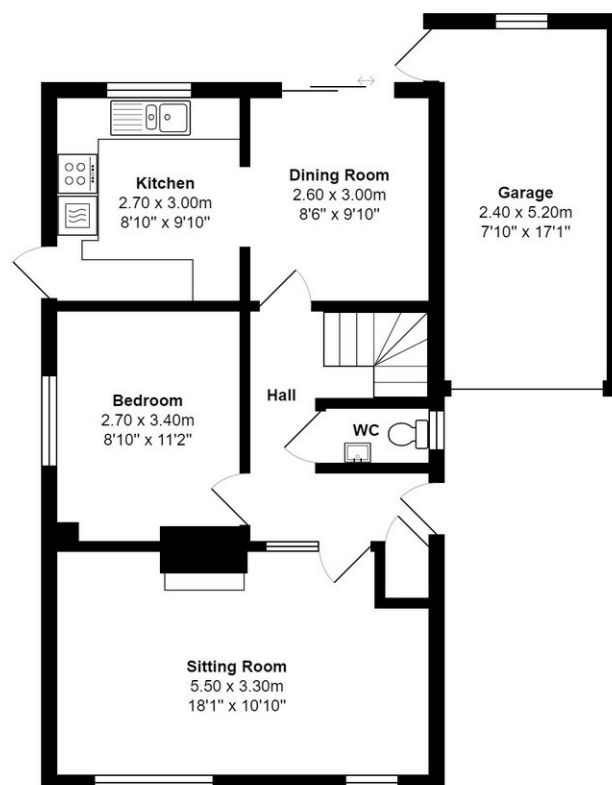
In summary, this deceptively spacious three bedroom link-detached house offers a fantastic opportunity to own a property in a desirable location. With its generous living space, secluded garden, and convenient parking, this property is a real gem. Don't miss out on the chance to make this wonderful house your new home. Contact us today to arrange a viewing.

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,224.99

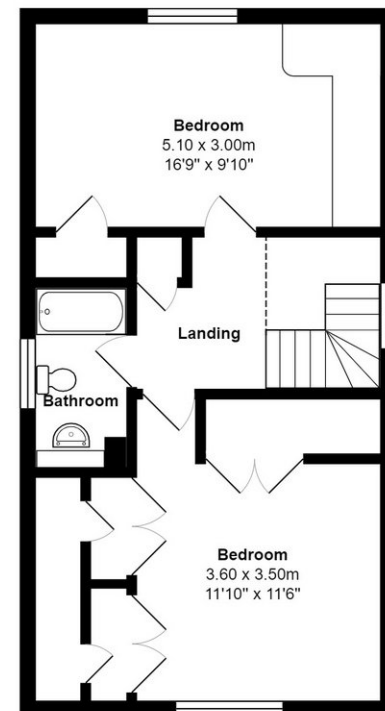


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



First Floor

28 Westwood Road, Ogwell

Total Area: 119.8 m² ... 1289 ft²

All measurements are approximate and for display purposes only



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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Ref: WNA-99724442

Tenure: Freehold

01626 364900

Westwood Road, Ogwell

Asking Price £350,000

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