



Ogwell

2x  1x 

ENERGY
RATING
D62

- Video Walk-through Available
- Semi-Detached Bungalow
- 2 Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Modern Shower Room
- Gardens, Driveway & Garage
- Cul-de-sac Position
- Village Location
- Popular Setting

Guide Price:
£317,500
FREEHOLD



14 Brownings Walk, Ogwell, Newton Abbot, TQ12 6YR

A smart semi-detached bungalow situated in a small cul-de-sac within the sought-after Ogwell area of Newton Abbot. The spacious and well-presented accommodation boasts two double bedrooms, a light and airy lounge/dining room and a modern fitted kitchen and shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, garage and driveway. Viewings come highly recommended to appreciate the sought after location and spacious accommodation on offer.

Brownings Walk is a small 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, 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. A bus stop with timetabled services to Newton Abbot is situated very close by on Brownings Walk itself.

The Accommodation:

A UPVC part obscure double glazed entrance door leads to the entrance hallway with access to loft, storage cupboard and airing cupboard housing lagged hot water cylinder with slatted shelving. There is a spacious lounge/dining room with fireplace and sliding patio doors to garden. The kitchen has a modern range of wall and base units with rolled edge work surfaces, single drainer sink unit, built in oven and hob, spaces for appliances and window and door leading to rear garden. Bedroom one has a window to front and bedroom two has a window to side. There is a modern shower room with suite comprising shower cubicle, low level WC, pedestal wash basin, part tiled walls and window to side.

Outside:

To the front are lawned areas with established shrubs. The rear garden is enclosed and enjoys a sunny aspect with two paved patios, lawned area and a wide selection of shrubs.

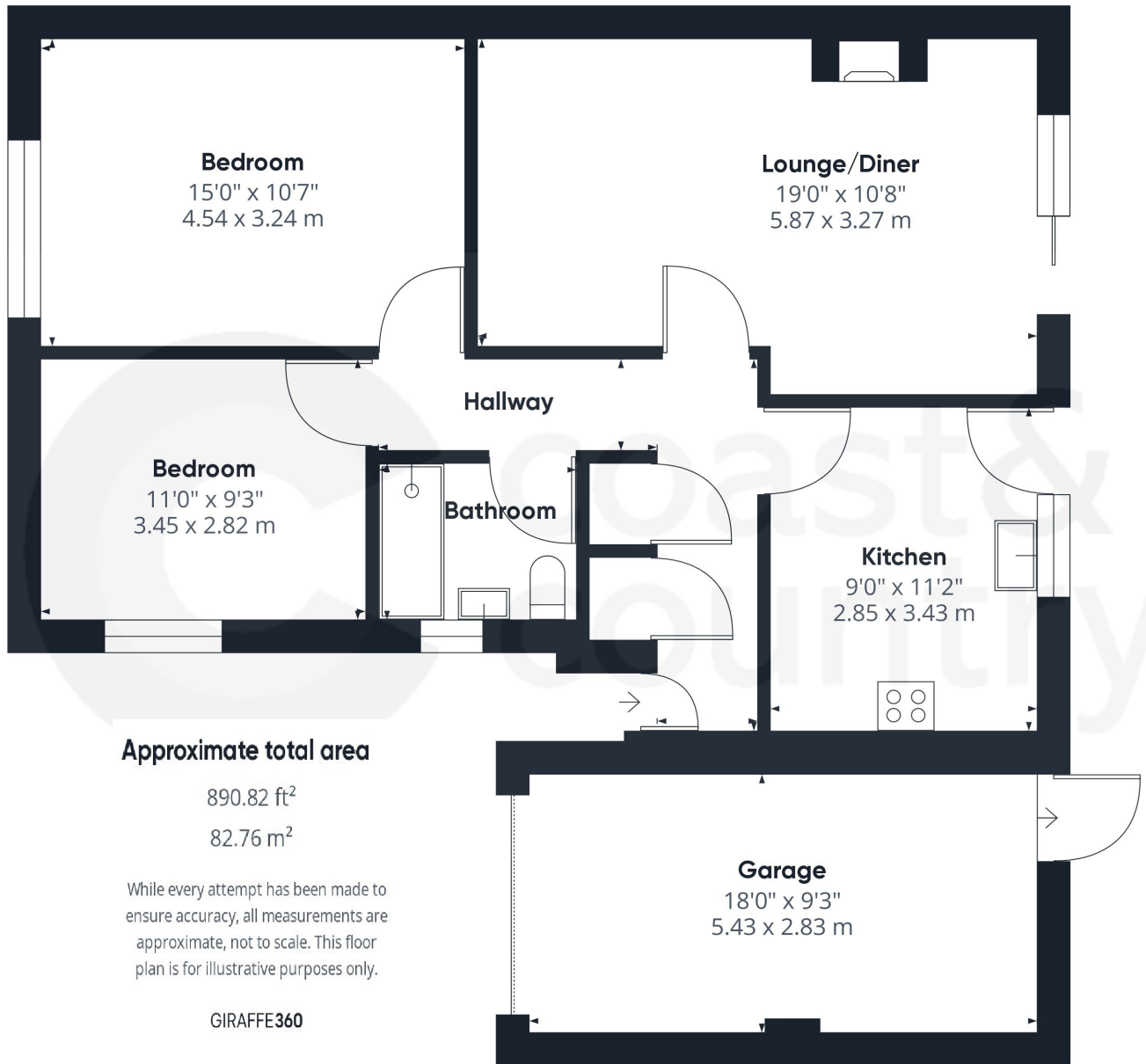
Parking:

Outside to the front there is a brick paved driveway leading to a single garage with electric roller door and courtesy door to garden.

Directions:

From the Ogwell roundabout, turn right towards the village (Ogwell Road) then take the second right (Margaret road). Take the second left into Abbotsridge Drive, turn right onto Brownings Walk and the bungalow can be found in the first cul de sac on the right hand side.





Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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