



Gascon Close, East Ogwell
Offers in Excess of £425,000 Freehold

19 Gascon Close, East Ogwell, Newton Abbot, TQ12 6UH

Backing onto a nature reserve, this spacious four bedroom town house is presented in a lovely condition throughout and is located within the Canada Hill Primary School catchment and benefits from a stunning open plan style living area with a balcony.

Ogwell is located on the outskirts of Newton Abbot and benefits from a church, village hall and the aforementioned Primary School. There is also a good local bus service and a post box on the road. The market town of Newton Abbot is a short distance away with excellent transport links to Exeter, Plymouth and beyond, along with a mainline train station, thriving high street, schools, leisure facilities and supermarkets. Dartmoor National Park and the South Devon coastline are both within easy striking distance and the adjoining nature reserve (offering 'on your door step' dog walking facilities), village green and Bakers Park offer excellent walking facilities. There is also a children's play park a short walk away off Luxton Road.

This modern contemporary family home is arranged over three floors and enjoys a wonderful open plan lounge dining room with a set of double doors opening to a balcony. There is a fitted kitchen breakfast room, with doors to the rear garden and a spacious family bathroom on the first floor. With an entrance hall with a courtesy door to the garage and shower room, there is also a useful utility room and bedroom three on the ground floor and this level could be utilised as an 'annex' level for visiting guests, additional family members or a 'teenagers lair'. On the second floor there are three further bedrooms, the main bedroom enjoys an ensuite shower room and from the front of the property far reaching views can be enjoyed over Ogwell and the surrounding area. With driveway parking, integrated garage, front garden and a level rear garden laid to patio and lawn, ideal for alfresco dining, this is a lovely 'must see' family home.

Approach

Driveway and path to the front door with porch and outside light. Composite door with obscure glazed side panel opening into the

Entrance Hall

Stairs rising to the first floor with a useful cupboard below. Double glazed window to the side aspect, radiator and telephone point. Doors to

Bedroom Three 11'1" (3.38m) x 10'6" (3.2m)

Double glazed window to the front aspect and radiator.

Shower Room

Extractor fan, low level dual flush WC, pedestal wash hand basin with mixer tap above and tiled shower cubicle with mixer shower above. Part tiled walls and radiator.

Utility Room

Extractor fan, range of base units with square edge work tops and matching upstands. Inset stainless steel sink unit with mixer tap above and drainer to one side. Space and plumbing for washing machine and space for tumble dryer. Useful airing cupboard housing the hot water tank and radiator.

Garage

Up and over door, with light, power points and water tap.

Landing

Stairs rising to the second floor and double glazed window to the side aspect, radiator and double glazed door to the rear garden. Double timber and glass doors opening into the lounge dining room and door to



Family Bathroom

Extractor fan and obscure double glazed window to the rear. Dual flush semi pedestal WC, pedestal wash hand basin with mixer tap above and panel bath. Part tiled walls, shaver point and ladder style heated towel rail.

Dining Room 15'11" (4.85m) x 10'3" (3.12m)

With double glazed double doors opening out onto the balcony with glass and stainless steel balustrade. Radiator. Opening into the lounge and kitchen.

Living Room 15'11" (4.85m) x 10'7" (3.23m)

Two double glazed windows to the front aspect, television aerial point and radiator.

Kitchen Breakfast Room 16'0" (4.88m) x 8'10" (2.69m)

Extractor fan and double glazed double doors opening out to the rear garden and patio, ideal for alfresco dining. Range of matching high gloss base and eye level units with square edge worktops and matching upstands and decorative mosaic tiling. Inset one and a half bowl sink unit with mixer tap above and drainer to one side. Inset four ring gas hob with stainless steel splash back and canopy above. Eye level double oven and integrated dishwasher. Built in sideboard unit with integrated fridge freezer and concealed gas fired boiler. Radiator.

Landing

Double glazed window to the side aspect and hatch to loft space. Doors to

Bedroom One 16'0" (4.88m) Including Wardrobes x 10'4" (3.15m) Into Recess

Two double glazed windows to the rear aspect and radiator. Built in wardrobe and door to

Ensuite Shower Room

Extractor fan, dual flush WC, pedestal wash hand basin with mixer tap above and walk in double shower cubicle with mixer shower above. Shaver point, part tiled walls and ladder style heated towel rail.

Bedroom Two 10'7" (3.23m) x 9'1" (2.77m)

Double glazed window to the front aspect and radiator.

Bedroom Four 14'3" (4.34m) Into Recess x 6'5" (1.96m) Max

Double glazed window to the side aspect and feature double glazed window to the front aspect. Radiator.

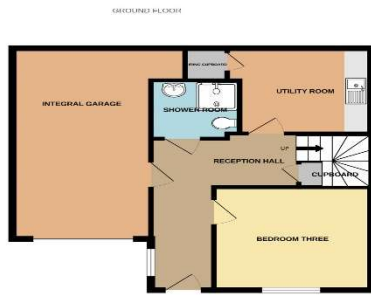
Outside

To the front of the property is the aforementioned driveway with path to the front door and gated access to the rear via steps. The front garden is laid to level lawn with mature hedge to the front. This area could be utilised as more parking, if required.

The rear garden offers a good degree of privacy and comprises of a level patio, ideal for alfresco dining along with a level lawn and raised beds combined with seasonal and specimen plants, shrubs and flowers. Outside light.

Council Tax Band: Band E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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