



- 🏠 Entrance hall
- 🏠 Kitchen
- 🏠 Lounge
- 🏠 Dining room
- 🏠 Four bedrooms - master with en-suite
- 🏠 Cinema room
- 🏠 Utility room
- 🏠 Family Bathroom
- 🏠 Cloakroom
- 🏠 Driveway parking & Gardens

*Our View* “Contemporary accommodation in corner plot position within a cul de sac in sought after village”



This extremely well presented four bedroom detached family house with gardens and driveway parking built in 2015 offers spacious accommodation arranged over three levels.

20 Gascon Close is a contemporary town house which has been upgraded to an exceptional standard by the current vendors who present it to a 'show home' standard, situated in the sought after village of Ogwell. There is a fine period church nearby, the 'Jolly Sailor' public inn, a primary school rated outstanding by Ofsted and lovely country walks. Newton Abbot town centre is a short drive away and offers a comprehensive range of shopping facilities along with educational, medical and leisure opportunities, including secondary schools; supermarkets; shops; hospital and various leisure facilities including a swimming pool. There is a rail station on the London Paddington - Plymouth main line, and there is also a race course. Dartmoor National Park is conveniently positioned, whilst South Devon beaches are available at Dawlish, Teignmouth and Torbay. The Cathedral city of Exeter is approximately seventeen miles away from Newton Abbot, and Exeter international airport provides domestic and international flights, and quick access is available on the M5/M4 motorway corridor network beyond Exeter.

The accommodation begins with the entrance hallway with laminate flooring and a storage cupboard beneath the staircase. A door leads into the guest bedroom with window to front aspect. There is an impressive cinema room with built in speakers and large projector, formally the integral garage. Also on the ground floor you will find a superb modern shower room and a spacious and useful laundry/utility room with airing cupboard. The ground floor offers flexible accommodation or the possibility of dual living with the potential conversion of an annexe area.

To the first floor you will find the landing with a double glazed door leading to the rear garden. Double doors lead through to the light and spacious dining room with double French doors onto the decked balcony. The dining area opens to the living room with two double glazed windows to the front. The kitchen also leads from the dining area creating a superb open plan living space with a recently re-fitted superb kitchen, having a matching range of modern wall and base units. Built in appliances include a fridge/freezer, dishwasher and double oven with

four ring gas hob with extractor fan and light over and Quartz work surfaces and tiled flooring. There are double doors from the kitchen leading out onto the rear garden. To the first floor you will also find a wonderful family bathroom with a suite comprising low level flush WC, wash hand basin and panelled bath. There are part tiled walls and an obscure double glazed window to the rear.

To the second floor there are three good sized bedrooms, with the master benefiting from large mirrored built in wardrobes and a modern en suite shower room. The two further bedrooms are positioned at the front of the property enjoying far reaching countryside views.

Externally, 20 Gascon Close offers well maintained gardens. To the front you will find a driveway and with parking for approximately two vehicles and an area laid to artificial lawn and a pathway leading to the front entrance. With the property occupying a corner plot, it boasts well-proportioned outside space. To the rear you have a private and enclosed garden being mainly laid to artificial lawn and having a large decked area, perfect for outdoor dining. The real bonus lies to the side of the property. Steps from the rear garden lead down to a further area of garden, again having a good sized area laid to artificial lawn with additional steps leading down to a large patio area with space for Hot Tub with Gazebo over and a large area to sit out, eat, relax and entertain.

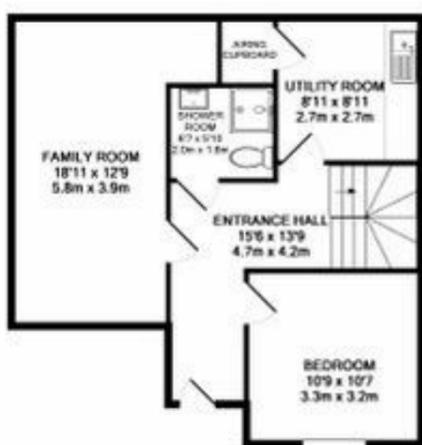
The Agents recommend an early internal inspection to fully appreciate this superb and immaculately presented home.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	90
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	89
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

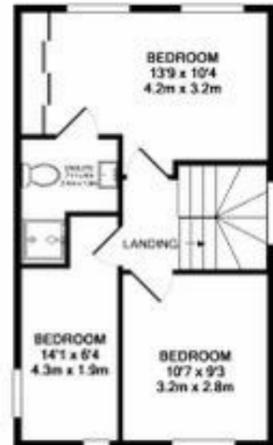
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GROUND FLOOR  
APPROX. FLOOR  
AREA 578 SQ.FT.  
(53.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1630 SQ.FT. (151.5 SQ.M.)  
\*Include with Metropac ©2017



20 Gascon Close, Ogwell, Newton Abbot, Devon, TQ12 6UH

Ref: DSN4621

£329,950 Freehold

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