



14 The Pinnacle



# 14 The Pinnacle

Newton Abbot, Devon TQ12 6GG

An impressive high-specification family home in a private gated development, offering spacious and versatile accommodation with a substantial south facing garden.

- Tastefully presented
- Completed in 2022
- Substantial master suite
- Garage with an EV charger
- Freehold
- 2096sqft of accommodation
- Impressive family kitchen
- Versatile reception space
- Idyllic and substantial plot
- Council tax band: F

Guide Price £675,000

## SITUATION

The property sits within a private gated development on the outskirts of Newton Abbot near the village of Ogwell. This delightful setting provides both peace and privacy, while being well connected to nearby amenities, schools and transport routes. Newton Abbot town centre is just over a mile away and offers a wide range of facilities including shops, eateries, leisure centres and excellent schooling. Canada Hill Community Primary School is less than half a mile away and is rated Ofsted 'Good'.

For commuting, Newton Abbot station offers regular mainline services through Exeter to London Paddington, and Exeter Airport is 25 miles to the north. The South Devon coast is within easy reach, including Torquay and Teignmouth.

## DESCRIPTION

Built to a high standard throughout, 14 The Pinnacle is a spacious and well-presented detached home offering excellent accommodation for modern family living. Arranged over three floors, the property combines contemporary design with practicality, and includes five double bedrooms, three bathrooms and versatile living spaces. Underfloor heating runs throughout the ground floor, and the overall finish is of a high specification, with bespoke fittings and thoughtful design details.

A real highlight of the home is the generous south-facing garden, beautifully arranged with lawn, seating areas, and a feature terrace with pergola – perfect for entertaining or relaxing in privacy.





**ACCOMMODATION**

The property benefits from a social and family orientated ground floor, which features underfloor heating. The versatile reception spaces to the front of the property has been utilised as a formal sitting room and a separate snug which could be utilised as a playroom or home office.

To the rear, the open-plan kitchen and dining room is the focal point of the ground floor – a superb space for family life and entertaining. The kitchen is a bespoke System 6 design with shaker-style cabinetry, quartz worktops, rose gold fittings and a striking waterfall island housing storage and a wine fridge. Integrated appliances include a fridge-freezer, induction hob, extractor, double oven with microwave, dishwasher and mixer tap with integrated drainer. The dining area benefits from French doors opening onto the garden, creating excellent indoor-outdoor flow. A separate utility room is accessed from the dining area, while a cloakroom/WC is accessed from the hallway.

On the first floor are four well-proportioned double bedrooms, all tastefully decorated and optimising the space. One bedroom features its own en-suite shower room, and the others are served by a well-appointed family bathroom. The top floor is home to the impressive principal suite – a spacious, dual-aspect bedroom with Velux windows, a fully tiled en-suite bathroom, as well as a separate dressing room offering exceptional and comfortable living.

**OUTSIDE**

The south-facing rear garden is a key feature of this home – generously sized and thoughtfully designed for family use and outdoor entertaining.

Predominantly laid to lawn, the garden offers plenty of space for children or pets, with a raised terrace seating area positioned towards the top of the plot. This terrace features a pergola and provides a perfect spot for alfresco dining, relaxing or enjoying the evening sun. Gated access leads around to the front of the property, where there is driveway parking in front of the garage; equipped with an electric up-and-over door, external sockets, power and lighting, and an EV charging point.

**SERVICES**

All mains services connected, gas fired central heating. Ofcom advises that ultrafast broadband is available and mobile coverage is likely via the major providers.

**LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

**MANAGEMENT COMPANY**

The communal areas including the green spaces, shared driveway electric gates are taken care of by a management company. The management company is made up by the owners of the properties within The Pinnacle who select a managing agent to look after these shared areas. There is a monthly charge of £xx to cover this.

**VIEWINGS**

Strictly by appointment through the agents please on 01803 865454.

**DIRECTIONS**

From Newton Abbot town centre, follow Totnes Road (A381) west, turning right into Old Totnes Road and then right again into Ogwell Brook Road. Continue into the Pinnacle development and follow the road through the electric gates. Number 14 is located within the gated section.

What3Words: [///employ.topic.rooms](#)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
	Current	Potential
	87	92
England & Wales		
EU Directive 2002/91/EC		

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