



Ogwell, Newton Abbot

3x  2x 

ENERGY RATING C78

- Video Walk-through Available
- Modern Town House
- 3 Bedrooms (1 en-suite)
- Lounge & Kitchen/Diner with Balcony
- 2 Bath/Shower Rooms & 2 Cloaks/WCs
- Integral Garage & Driveway in Front
- Enclosed Rear Garden
- Sought-After Location
- Convenient for Canada Hill Primary School

Guide Price:
£300,000
FREEHOLD

5 St. Bartholomews Road, Ogwell, Newton Abbot, TQ12 6GP



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A modern and deceptively spacious town house in a desirable development within the highly sought-after Ogwell area of Newton Abbot. The accommodation is arranged over three floors and comprises three bedrooms - master en-suite, lounge with French doors to garden, kitchen/dining room with balcony, bathroom and two cloakroom/WCs. Gas central heating and uPVC double glazing are installed and outside there is a level rear garden, garage and driveway parking. Internal viewings come highly recommended to appreciate the location and generous accommodation on offer.

St Bartholomews Road is in the catchment area of the highly-regarded Canada Hill Primary School Ogwell is located on the outskirts of Newton Abbot and the town centre with its wide range of shopping, business and leisure facilities and primary and secondary schools is approximately one mile away. Transport links from Newton Abbot include a bus station with routes to various towns and villages in the area, a mainline railway station with direct links to London and the A380 and A38 dual carriageways to Torbay and Exeter with the M5 beyond, and Plymouth in the opposite direction.

The Accommodation:

A part obscure double glazed entrance door with obscure-glazed window leading to the entrance hallway with courtesy door to garage, stairs to first floor and cloakroom/WC with low-level WC and pedestal wash basin.

Upstairs on the first-floor the lounge has a window to rear and French doors opening to the garden. The kitchen/dining room has a modern range of wall and base units with rolled edge work surfaces and matching splashback, inset single drainer sink unit, built in double oven and hob, space for fridge/freezer, plumbing for washing machine and dishwasher, laminate-style vinyl flooring and French doors leading onto the balcony enjoying a pleasant outlook. Also on this level, there is a cloakroom/WC with low level WC, pedestal wash basin, wall mounted gas boiler and window.

On the second-floor landing there is access to loft and storage cupboard. Bedroom one has double glazed French doors and Juliet balcony overlooking the rear garden and an en-suite shower room with shower cubicle, low level WC and pedestal wash basin. Bedroom two has a window to front and bedroom three has a window to rear. The bathroom has a panelled bath with shower over, screen and

tiling to surround, low level WC, pedestal wash basin and window.

Outside:

The rear garden is enclosed and attractively landscaped with level lawn, well-stocked flower and shrub borders and small paved patio.

Parking:

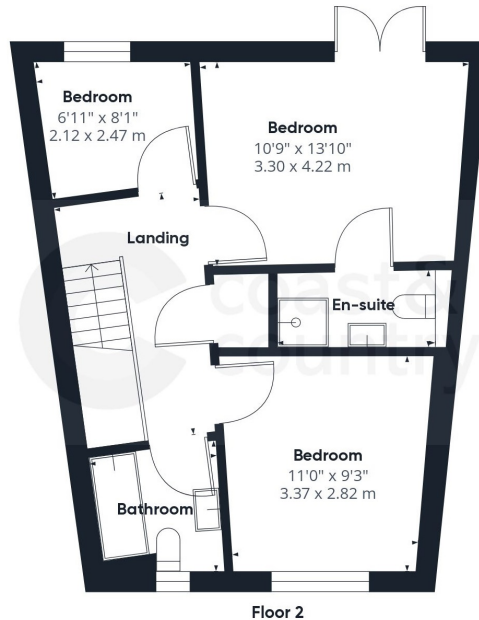
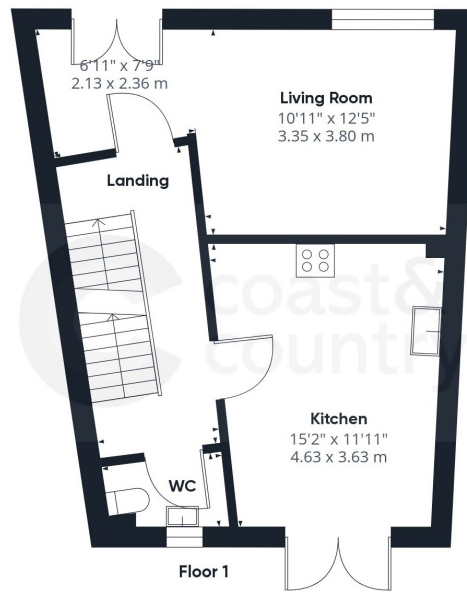
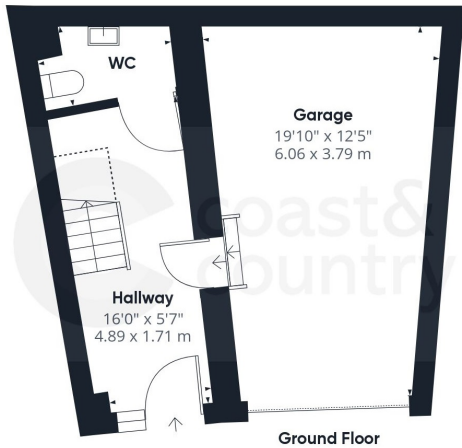
Outside to the front there is a driveway with parking leading to a single garage with metal up and over door, power and light.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first left into Reynell Road. Follow the road through to the Ogwell Brook development where the property can be found on the left hand side in the crescent.



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Approximate total area

1263.58 ft²

117.39 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Service Charge: Currently approximately £400 per annum.

Review Period: Annually

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.