



A light and sunny 3 bedroomed family home with beautiful views to woodland and hills. With an integral garage, ideal for a home gym and a private, separate parking place and a south facing garden set in a quiet no through road. The property is close to a park, woodland and fields which are perfect for dog walking. Nearby excellent schools and ideal travel links complete the picture!

24 Berkshire Close | Ogwell | Newton Abbot | TQ12 6GR



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

1,208 sq ft



LOCATION
Village



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden & Balcony



EPC RATING

78 (C)



COUNCIL TAX BAND

C



in a nutshell...

- No Onward Chain!
- Fully Carpeted
- Ready to Move Into
- Master En-suite
- Cloakrooms or Bathrooms on Each Floor
- Two Double Bedrooms
- Large Third Bedroom/Perfect Home Office
- Beautiful Views
- Secluded South Facing Garden



the details...

Check out this fabulous family home with three bedrooms, master en-suite, an integral garage and an enclosed private, sunny South facing rear garden, in a quiet cul-de-sac location, in the sought-after village of Ogwell.

Inside, it is nicely presented with light and neutral decor throughout, feels warm with gas central heating and double glazing, and is arranged over three floors offering spacious accommodation ideal for a family.

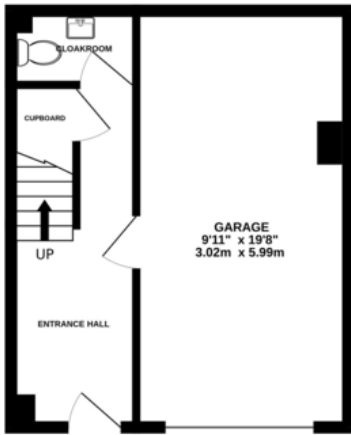
The accommodation comprises of an entrance hallway with a staircase to the first floor and a cupboard beneath, a convenient ground floor cloakroom with a WC and basin, and a door into the integral single garage which has lights, power, and an up and over door, and upstairs, on the first floor, a spacious L-shaped living room filled with light from a window and French doors to the rear garden, another cloakroom with a WC, basin and a wall-mounted system boiler for the central heating and hot water, and a light and airy kitchen/dining room with sliding patio doors to a Juliette balcony from where there is a far-reaching view over the Devon countryside. The kitchen is modern with plenty of cupboard and worktop space, an eyelevel double-oven, gas hob and filter hood, a one and a half bowl stainless-steel sink, an integrated fridge/freezer, and space with plumbing for a washing machine and dishwasher. On the top floor, there are three bedrooms, the master with far-reaching views from its window to the front and an en-suite shower room containing a corner shower, a WC and a pedestal basin, and two further bedrooms, a double and a single, both with a pleasant outlook over woodland to the rear. There is an airing cupboard off the landing with an unvented hot water system and slatted shelving for linen, and a family bathroom containing a bath with a shower over, a WC, a pedestal basin, a chrome heated towel rail and a full-width mirror with feature lighting.

Outside, the rear garden is a manageable size with a paved patio and a level lawn, sloping up at the end with bushes, shrubs and ornamental trees, making a great outside space for entertaining, be it a barbecue or alfresco dining, and it backs onto woodland. There is one allocated parking space at the end of the terrace with additional parking on-road along with several shared visitors' spaces.

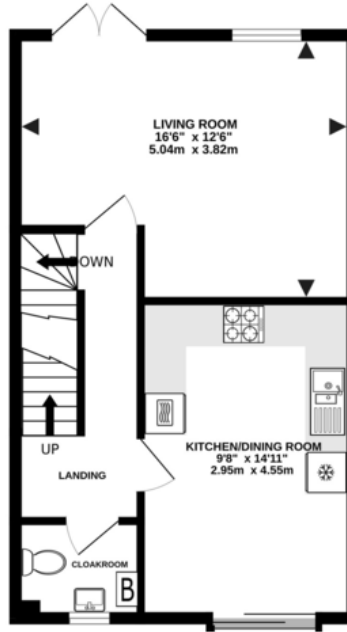


the floorplan...

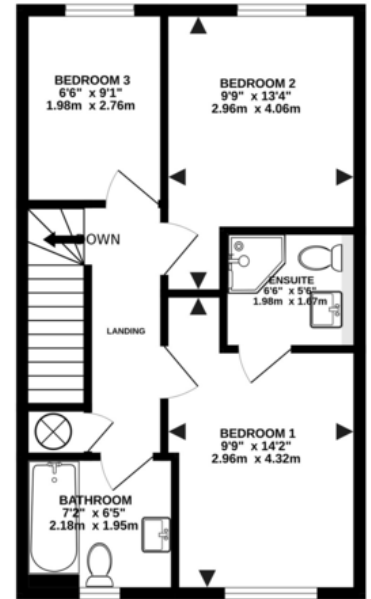
GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

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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the location...

The property is located in the popular village of East Ogwell. East Ogwell has a village public house, a church and is in the sought after Canada Hill primary school catchment area. Newton Abbot is only a 5 minutes' drive away offering a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Asda 1.5 miles
Town centre: Newton Abbot 1.6 miles
Supermarket: Asda 1.5 miles

Relaxing

Park: 0.3 mile
Beach: Teignmouth 8 miles
Baker's park: 1 mile

Travel

Bus stop: Ogwell Road 0.6 mile
Train station: Newton Abbot 2 miles
Airport: Exeter 22 miles

Schools

Canada Hill Primary School: 0.7 mile
Coomeshead Academy/Newton Abbot College: 2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6GR**

how to get there...

From Newton Abbot leave on the A381 Totnes Road until you reach the cemetery roundabout. Take the third exit signed Ogwell and Denbury. Turn left into Reynell Road. Continue along the road until you reach Berkshire Close, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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