



Ogwell, Newton Abbot

2x 1x

ENERGY RATING D68

- Virtual Tour Available
- No Upward Chain
- Modern Mid-Terraced House
- 2 Bedrooms
- Lounge, Kitchen & Bathroom
- Gas C Heating & Double Glazing
- Parking Available Close By
- Enclosed Garden

Guide Price:
OIEO £190,000
 FREEHOLD

15 Dawes Close, Ogwell, Newton Abbot, TQ12 6YH

A modern mid terraced home within the highly sought after Ogwell area on the outskirts of Newton Abbot. There are two double bedrooms along with a lounge, kitchen and bathroom/WC. Gas central heating and double glazing are installed and outside there are easy to maintain gardens. The property will make an ideal first purchase or investment for letting.

Dawes Close is located within Ogwell which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school, church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

Accommodation: A part obscure-glazed entrance door leads to an entrance porch with glazed door to a lounge with window to front enjoying pleasant views, stairs to first floor and glazed door to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, circular sink unit, spaces for appliances, window and door to rear the garden.

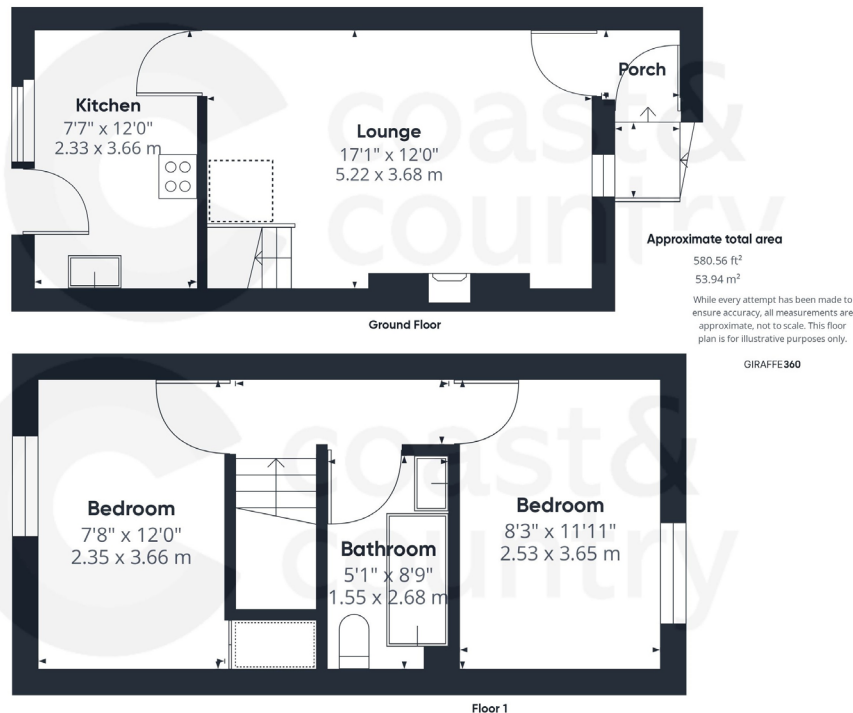
Upstairs on the landing there is access to a loft. Bedroom one has a window to front enjoying pleasant views and bedroom two has a window to rear and storage cupboard. The bathroom has a white suite comprising panelled bath with shower over, tiling to surround,

low-level WC, pedestal wash basin and heated towel rail.

Outside: Outside to the front there is a small lawned area and steps to front door. The rear garden has a paved patio, brick retaining wall, gravelled drying area, steps, timber shed and gate to rear.

Parking: Non-allocated parking close by.

Directions: From Newton Abbot take the A381 Totnes Road. At Ogwell roundabout take the third exit (right) into Ogwell Road. Take the first left into Reynell Road. Take the third left into Luxton Road and then second right into Dawes Close.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains drainage. Mains gas. Mains drainage. Mains gas.

Floor Plans - For Illustrative Purposes Only

The property has enjoyed use of two parking spaces immediately in front of number 15 for many years, although they are not legally owned by the property.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.