



## Ogwell, Newton Abbot

2x  1x 

ENERGY  
RATING  
B82

- Virtual Tour Available
- No Upward Chain
- Modern Ground Floor Apartment
- 2 Bedrooms

- L-Shaped Kitchen/Living Space
- Family Bathroom
- Parking Space
- Courtyard Garden

**Guide Price:**  
**£149,950**  
LEASEHOLD

### 3 Berkshire Close, Ogwell, Newton Abbot, TQ12 6GR

A superbly presented and spacious purpose-built ground floor apartment boasting an enclosed courtyard garden and allocated parking space. The accommodation comprises two bedrooms, an open plan lounge/diner/kitchen and a modern bathroom. Gas central heating and double glazing are installed and the property will make an ideal first purchase or investment for letting.

Berkshire close is located within Ogwell which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school and church. 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:** From the communal entrance with door entry system, the flat's own private entrance door leads to a hallway with laminate flooring and storage cupboard. The lounge/dining room is a generous size with French doors leading to a courtyard garden. The lounge/diner opens to the kitchen with window and is fitted with a modern range of wall and base units with work surfaces and matching splashback, Inset single drainer sink unit, built-in oven and hob and space for fridge/freezer. Bedrooms one and two both have windows to rear and the bathroom is fitted with a modern white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC and pedestal wash basin.

**Outside:** Outside there is an enclosed courtyard garden with paved patio, gravelled area and raised borders. outside.

**Parking:** There is also an allocated parking space.

**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 and follow the road straight ahead for approximately 1/4 mile as it becomes St Bartholomew's Road. Berkshire Close can be found on the left hand side.



#### Agents Notes:

Council Tax: Currently Band B  
Tenure: Leasehold  
Lease: 199 years from 1/1/2010  
Service Charge: Currently £2,672.42 per annum  
Review Period: Annually  
Ground Rent: Currently £100 per annum

Floor Plans - For Illustrative Purposes Only

#### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.