



## 13 Saddleback Close, Ogwell

£310,000 Freehold

Semi Detached Town House • Three Double Bedrooms • Open Plan Lounge Kitchen Diner • Principle En-Suite • Rear Garden • First Floor W.C • Large Garage • Off Road Parking • Gas Central Heating • Fully Double Glazed

### Contact Us...

📞 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street  
Newton Abbot TQ12 2JL

  
**chamberlains**  
the key to your home





Welcome to this charming Semi-detached Townhouse located in the heart of a vibrant neighbourhood! As you step through the front door, you are greeted by a welcoming hallway leading to a spacious garage with utility area, perfect for your storage needs or even potential creative projects.

Make your way up the stairs to the first floor, where an inviting open-plan lounge and dining area await, seamlessly connected to a modern kitchen adorned with sleek white wall and base units complemented by matching white worktops. Equipped with top-of-the-line appliances including an induction hob, double oven, and an extractor fan, this kitchen is a chef's delight. Ample space for a fridge/freezer and dishwasher ensures convenience in your daily culinary endeavours.

The double doors from the kitchen open up to reveal the enchanting rear garden, offering a serene sanctuary for al fresco dining or simply unwinding after a long day. A thoughtfully placed cloakroom WC on this floor adds practicality to the space, catering to your comfort and convenience.

Venture up to the second floor, where three generously sized double bedrooms await. The principal bedroom boasts the luxury of an ensuite, providing a private retreat for relaxation and rejuvenation. The family bathroom exudes a sense of tranquillity, featuring a low-level WC, wash hand basin, and a full-sized bath with a shower over, perfect for a soothing soak after a busy day.

This property seamlessly balances modern comforts with thoughtful design details, offering a harmonious blend of practicality and aesthetics. With its convenient layout and contemporary features, this Townhouse presents itself as not only a charming abode but also a sensible investment for the future.

Do not miss the opportunity to make this delightful property your own and immerse yourself in a lifestyle of comfort and convenience. Book your viewing today and step into the possibility of calling this Townhouse your home sweet home!



## Measurements

Open-Plan Living Space - 31'5 × 15'11 (9.57m x 4.84m)

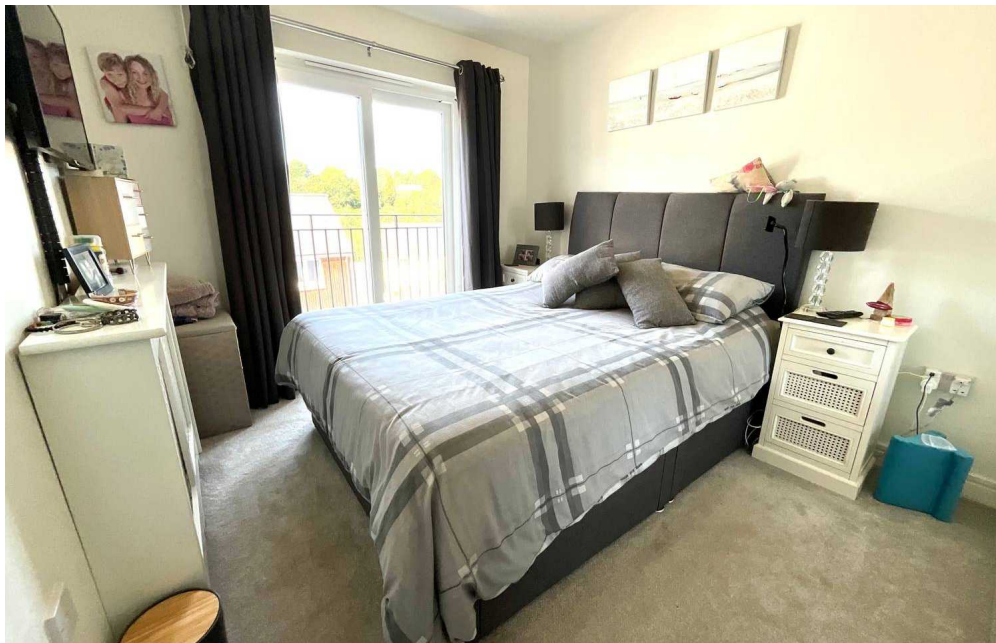
Bedroom - 9'0 × 12'4 (2.75m x 3.76m)

Bedroom - 8'10 × 11'11 (2.68m x 3.62m)

Bedroom - 6'8 × 12'0 (2.04m x 3.67m)

Bathroom - 6'8 × 6'8 (2.03m x 2.02m)

Garage - 26'5 × 15'9 (8.04m x 4.81m)



## Important Information

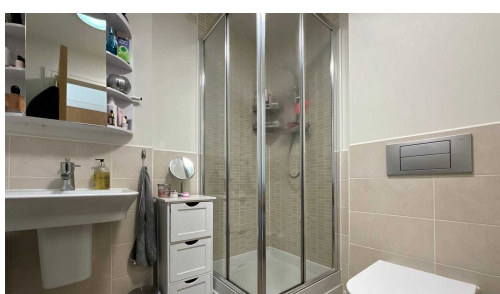
Broadband Speed Ultrafast 1000Mbps  
(According to OFCOM)

Teignbridge Council Tax Band D  
(£2332.81 Per year)

EPC Rating TBC

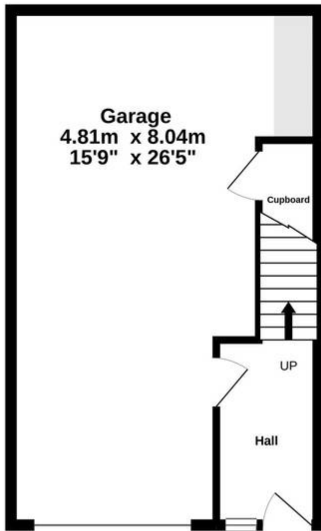
Mains Gas, Mains Electric, Mains  
Water and Mains Sewerage Supplied

The Property Is Freehold

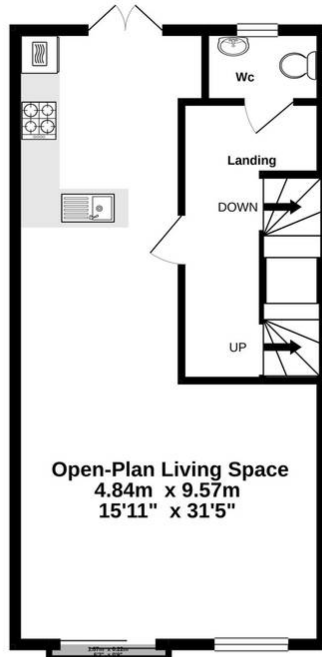




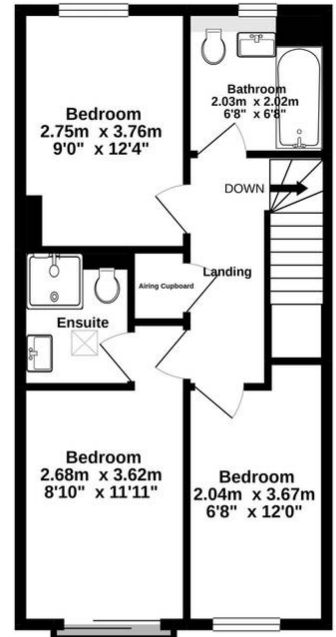
Ground Floor  
38.6 sq.m. (416 sq.ft.) approx.



1st Floor  
46.0 sq.m. (495 sq.ft.) approx.



2nd Floor  
45.2 sq.m. (486 sq.ft.) approx.



**TOTAL FLOOR AREA : 129.8 sq.m. (1397 sq.ft.) 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.  
Made with Metropix ©2020

