



25 Tamworth Close,
Ogwell, Newton Abbot TQ12 6GS

Established

RENDELLS

1816

25 Tamworth Close,

Ogwell, Newton Abbot, TQ12 6GS

Guide Price £290,000

A 3-bedroom end terrace town house which sits in a quiet development in the popular village of Ogwell. This well presented property benefiting from a good-sized private garden and an integral single garage. There is also an additional garage to purchase by separate negotiation. No Onward Chain. The property has a lot to offer a growing family or someone looking to upsize. This property needs to be seen to be truly appreciated.

Situation:

Ogwell is a popular village located on the outskirts of the market town of Newton Abbot. The village benefits from a primary school, village hall and church. Newton Abbot is under 2 miles away, and provides an abundance of local amenities, including high street shops, multiple supermarkets, leisure facilities and a range of primary and secondary schools. The town also benefits from good transport links, including a mainline railway station with a direct connection to London Paddington in under 3 hours. You can also get to the A38 dual carriageway in under 10 mins which provides access to Plymouth & Exeter as well as the M5 beyond.

Accommodation:

On entering the property, you are greeted by a hallway area perfect for coats and shoes, through from here at the rear is a useful utility space, this has plumbing and electric for white goods, as well as a basin.

On the first floor to the front of the property is the modern fitted kitchen, which benefits from far reaching views out of sliding patio doors with a Juliette balcony. The kitchen has a generous amount of base and wall mounted units, along with an electric oven and gas hob. There is also a built in fridge freezer, space and plumbing for a dishwasher and room for a good-sized dining table, making it perfect for the whole family. At the rear of the property there is a bright living room which benefits from dual aspect windows and french doors which lead out into the rear garden. There is also room has plenty of space for lounge furniture.

On the second floor are three good sized bedrooms. The master bedroom sits at the rear of the property and offers plenty of space for a king size bed, the room also benefits from fitted wardrobes and a modern en-suite shower room. Both the second and third bedrooms are a good size and offer plenty of room for furniture. On this level is also the modern family bathroom, with white suite and shower over the bath.

Gardens and Outside:

Outside to the front of the property is the integral single garage, which benefits from electricity, car charging point and water. There is an additional garage adjacent to the property which is available to purchase by separate negotiation. The enclosed rear garden enjoys a spacious terraced area ideal for al fresco dining and an area of lawn.



Services:

The property is serviced by mains electricity, mains water, and mains drainage.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council tax band: C

Energy Performance Certificate: C

Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

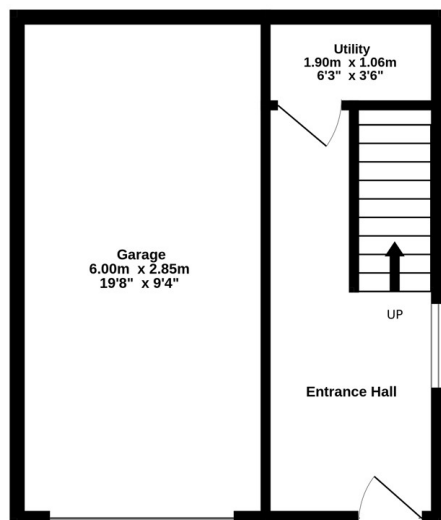
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

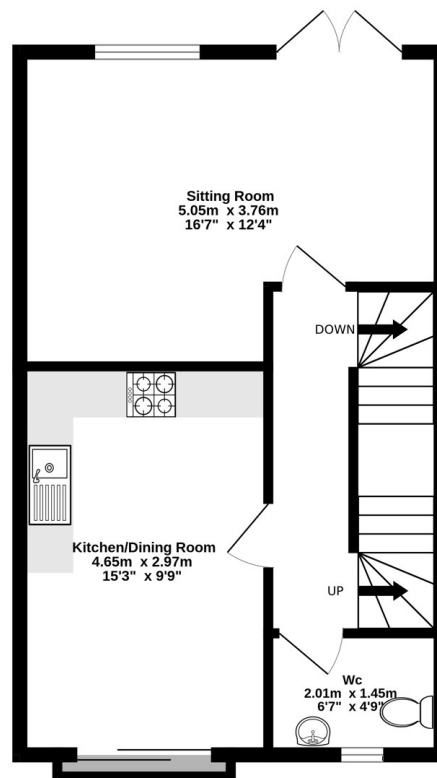
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



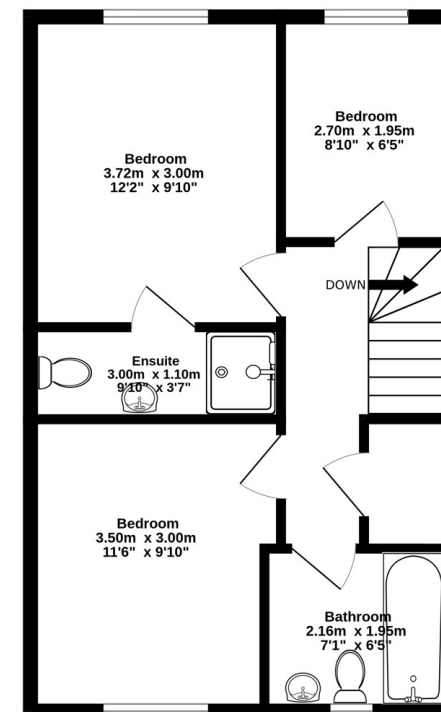
Ground Floor
30.3 sq.m. (326 sq.ft.) approx.



1st Floor
42.4 sq.m. (457 sq.ft.) approx.



2nd Floor
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 133.6 sq.m. (1438 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.

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Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.