

SIMPLY GREEN

Saddleback Close, Ogwell, Newton Abbot, TQ12 6GW
Newton Abbot -



Bedrooms: 2 | Bathrooms: 1 | Reception: 1

- No Chain!
- 2 Double Bedrooms
- Allocated Double Parking
- Situated Over Four Floors
- Enclosed Garden with Views
- Modern Fitted Kitchen/ Diner

Property Type: Semi Detached House

Council Tax Band: B

Situated in the highly sought after area of Oghwell, is this deceptively spacious two double bedroom semi-detached home. The spacious accommodation includes a kitchen/diner, a lower lounge which leads to a private garden, two double bedrooms, a downstairs WC and family bathroom. This property is being offered to the market with no onward chain.





Nestled in the highly sought after village of Ogwell, this deceptively spacious two double bedroom semi-detached home offers comfortable living spread over four floors, complete with allocated double parking and an enclosed garden with pleasant views. Offered with no onward chain, this property presents an excellent opportunity for convenient village living.

Entrance and Ground Floor

Approached via a private front courtyard, perfect for adding a personal touch with shrubs and potted plants, the property opens into a useful entrance hallway. This area provides access to a convenient downstairs WC and leads seamlessly into the modern fitted kitchen/diner. The kitchen is well equipped with ample storage, an integrated hob and an integrated oven. The dining area offers a pleasant setting for everyday meals and entertaining guests.

Lower Ground Floor

From the kitchen, steps descend to the lower ground floor lounge. This bright and comfortable reception room is a highlight, featuring double sliding doors that open directly onto the private rear garden, creating a lovely indoor outdoor flow perfect for relaxation and social gatherings.

First Floor

Returning to the kitchen, a small landing leads to the first floor where there is the second double bedroom. This room benefits from integrated wardrobes, providing excellent storage, and a window that overlooks the scenic rear garden.

Second Floor

A further staircase ascends to the second floor. Here, you will find the family bathroom, thoughtfully fitted with a shower over the bath, a WC, and a wash basin. Adjacent to the bathroom is the master double bedroom, a well proportioned space benefiting from double windows that allow natural light to flood in, overlooking the front of the property.

External Features

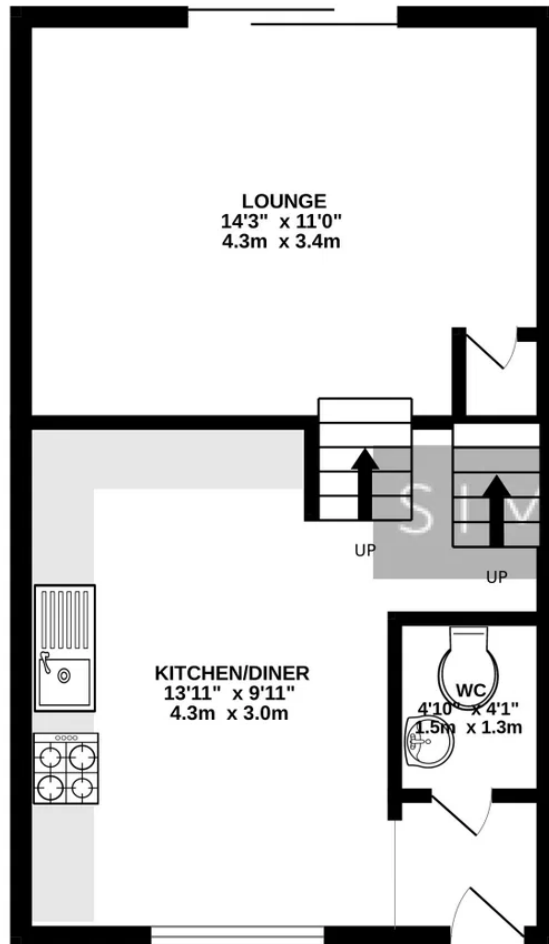
The property boasts a private front courtyard and an enclosed rear garden, offering a peaceful outdoor retreat. The garden also houses a useful shed and features steps leading up to the property's private allocated double parking area, ensuring convenience for vehicle owners.

Anti-Money Laundering (AML):

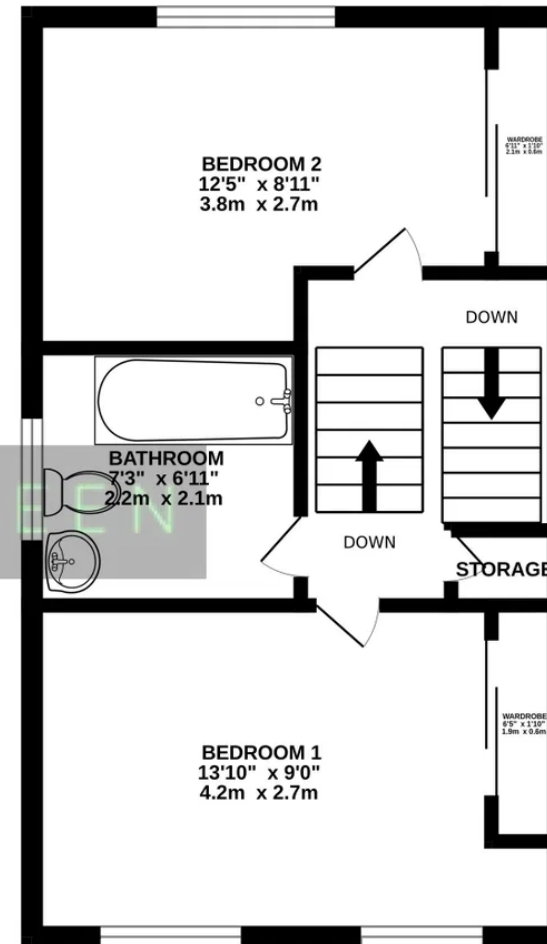
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR



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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
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UNEXPECTED SURPRISES!**

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REALLY THE BEST ONE
AVAILABLE?**

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