



# RE/MAX

## PROPERTY HUB



## 52 Brownings Walk, Newton Abbot, TQ12 6YR

### Guide price £325,000

RE/MAX are delighted to present this well-presented semi-detached home located in the highly desirable village of Ogwell, just a short walk from Canada Hill Primary School.

The ground floor offers an entrance hall, a comfortable lounge, spacious kitchen/dining area, bright sun room, and a convenient WC. Upstairs, the property features three bedrooms and a family bathroom.

Externally, the home benefits from a driveway providing parking for two to three vehicles, along with an attached garage. There is a garden to the front, while the enclosed rear garden includes both a patio and lawn area—ideal for outdoor relaxation. Additional features include uPVC double glazing and gas central heating.

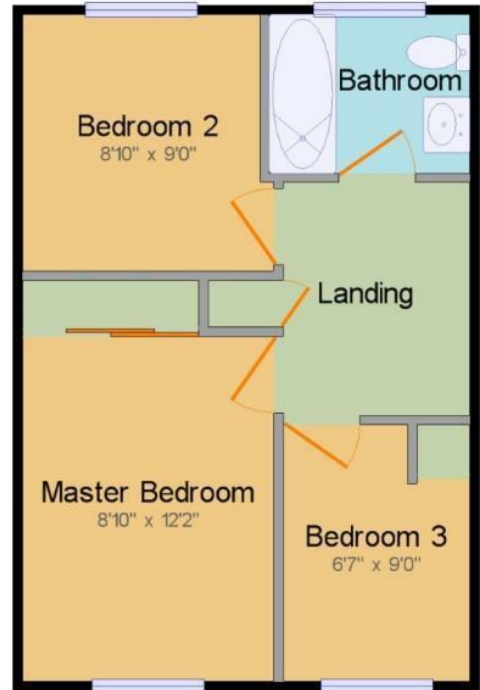
Ogwell is one of the most sought-after villages on the outskirts of Newton Abbot. It offers a welcoming community atmosphere, with amenities such as church, village hall, and green. The nearby town of Newton Abbot provides a wide range of shops, restaurants, and services, as well as a mainline railway station for convenient travel further afield.



# Floor Plan

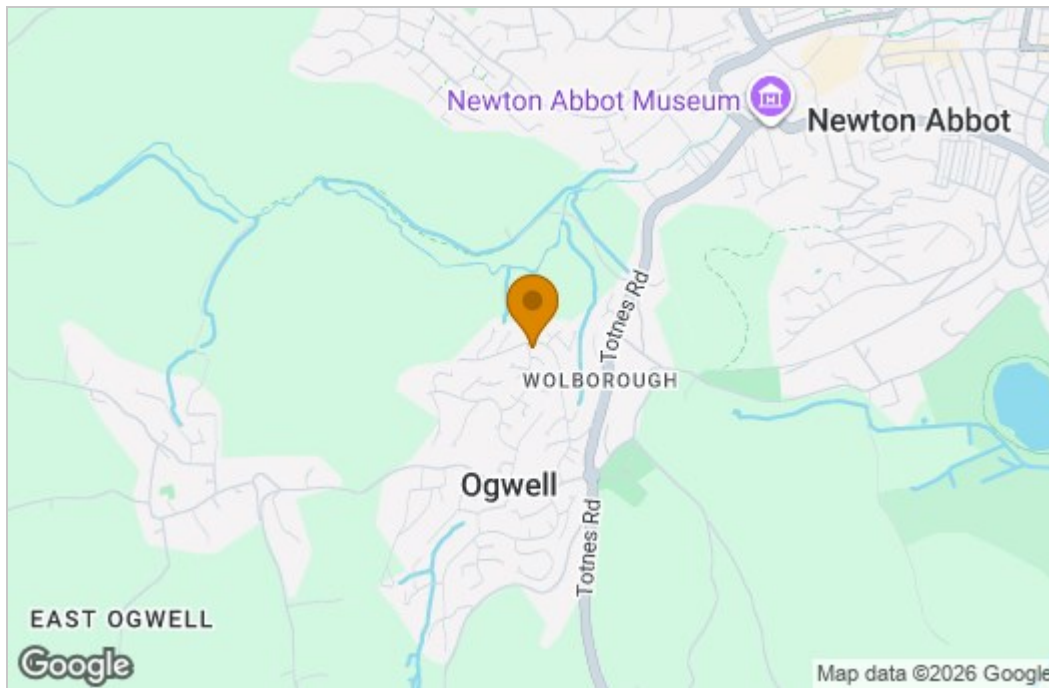


Ground Floor



1st Floor

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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