



Modern family home in a popular Village location

27 Berkshire Close | Ogwell | TQ12 6GR





PROPERTY TYPE

House



SIZE

1018 Sq Ft



LOCATION

Ogwell



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas



PARKING

Garage and off street
parking



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

C



in a nutshell...

- Arranged over three floors
- Three generous bedrooms
- Ensuite to principal bedroom
- Lounge with direct access to the garden
- Kitchen diner
- Two WCs
- Modern Family bathroom
- Integral garage and off street parking
- Landscaped rear garden





the details...

attractive end of terrace home has been thoughtfully modernised and offers well presented accommodation arranged across three floors. The layout provides excellent flexibility for family living.

The ground floor opens into a good sized entrance hall with doors leading through to the integral garage. The garage has both electricity and plumbing, providing useful storage and potential for a range of uses. There is also a ground floor WC

Stairs lead to the first floor where the main living accommodation can be found. The lounge is a particularly inviting room, enjoying plenty of natural light and views over the garden. French doors provide direct access outside, while the log burner creates a cosy focal point.

The kitchen and dining room is a bright and sociable space, well suited to both everyday family life and entertaining. The kitchen features white barn style units with silver detailing and oak effect worktops, together with space and plumbing for a dishwasher, freezer, washing machine and tumble dryer. The dining area has a Juliette balcony which adds to the sense of space and provides an attractive outlook. A further WC is conveniently positioned on this floor.

The top floor is home to three bedrooms and the family bathroom. The principal bedroom is a light and comfortable room situated at the front of the property, enjoying far reaching views and the benefit of a private en suite shower room.

The second bedroom is another well sized room overlooking the rear, while bedroom three offers useful versatility and would work equally well as a child's bedroom, nursery or home office. The modern family bathroom completes the accommodation

Outside, the front of the property benefits from a generous driveway providing ample off road parking and access to the integral garage. There is also a small garden area with established planting and a mature tree, creating an attractive approach.

The rear garden offers a good degree of privacy and has been arranged for ease of maintenance. A gravelled area provides space for seating and entertaining, while the two levels create separate areas that can be enjoyed throughout the day.



the floorplan...

**Approximate Gross Internal Area 1018 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 112 sq ft – 10 sq m

First Floor Area 453 sq ft – 42 sq m

Second Floor Area 453 sq ft – 42 sq m

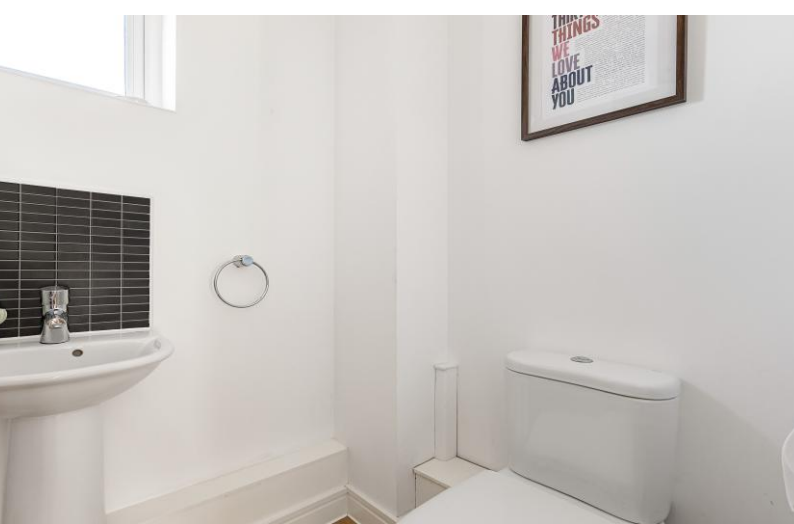
Garage Area 195 sq ft – 18 sq m



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the location...

The property is situated in the popular residential area of Ogwell, on the southern outskirts of Newton Abbot. Ogwell offers a pleasant village atmosphere with a good range of everyday facilities close by, while Newton Abbot town centre is easily accessible for a wider selection of shops, supermarkets, cafés, restaurants and services.

Families are well catered for, with Canada Hill Community Primary School approximately 0.4 miles away, while both Coombeshead Academy and Newton Abbot College are within around 1.5 miles. Ogwell also has a local pre school and village community facilities.

There are excellent opportunities for leisure nearby, with local countryside and walking routes surrounding Ogwell. Newton Abbot provides a choice of sporting facilities, including Newton Abbot Leisure Centre, offering swimming and fitness facilities, while Decoy Country Park provides attractive open space for walking, recreation and enjoying the outdoors.

The area is also well placed for travel. There are bus stops within a short walk of the property, including services around Reynell Road and Ogwell, while Newton Abbot railway station is approximately 1.6 miles away and provides mainline services towards Exeter, Plymouth and London Paddington. The A380 and A38 are also readily accessible, providing convenient road connections across South Devon and towards Exeter and Torbay.

Overall, the location combines the quieter setting of Ogwell with easy access to Newton Abbot's extensive amenities, schools, leisure facilities and transport links, making it a convenient choice for families and commuters alike.





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