



Ogwell

2x 1x

ENERGY RATING D68

- Virtual Tour Available
- Well-Presented Semi-Detached House
- 2 Bedrooms
- Lounge/Diner

- Kitchen & Family Bathroom
- Front & Rear Gardens
- Driveway to Side
- Cul-de-sac Position

Guide Price:
£230,000
FREEHOLD

7 Webber Close, Ogwell, Newton Abbot, TQ12 6YL

Situated within a popular cul-de-sac within the highly regarded Ogwell area of Newton Abbot we are pleased to offer for sale this well-presented 2 double bedroom modern semi-detached home which benefits from a modern kitchen and bathroom, gas central heating and double glazing. Outside there is a larger than average low maintenance lawned and paved rear garden and driveway parking alongside. This lovely home will make an ideal first purchase or investment for letting.

Webber Close is located within Ogwell which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school, church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

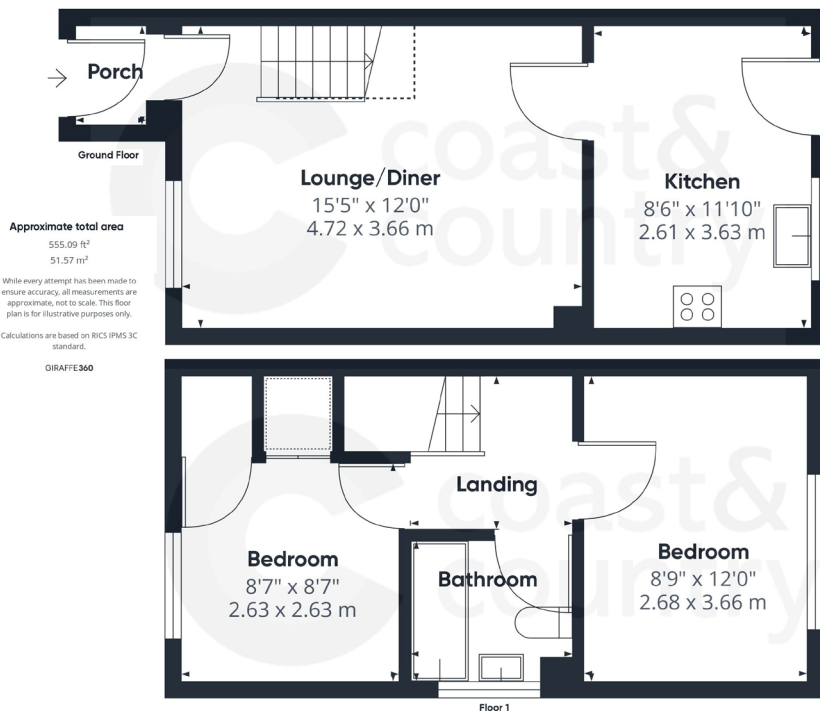
Accommodation: An obscure-glazed entrance door leads to the entrance porch with multi glazed door to the lounge/dining room with window to front, wall mounted gas living flame coal effect fire, stairs to first floor, laminate flooring and multi glazed door to the kitchen with a range of wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, window overlooking the rear garden and obscure-glazed door to outside.

Upstairs on the first-floor landing there is access to the loft. Bedroom one has a window to rear overlooking the garden and bedroom two has a window to front and two built-in cupboards. The bathroom has a modern white suite comprising panelled bath with shower over,

screen and tiling to surround, low-level WC, vanity wash basin, heated towel rail and obscure-glazed window.

Outside: Outside to the front there is a small area of lawn, path to front door and driveway providing off-road parking. A gate at side gate leads to the rear garden which is of a generous size extending to the side of the property with a level lawn, large paved patio which extends to the side and hedging to the rear boundary.

Directions: From Newton Abbot pick up the A381 Totnes Road. At the Ogwell roundabout take the 3rd exit (turn right) into Ogwell Road. Take the 1st left into Reynell Road. Turn right into Coniston road and right into Webber Close.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

This property is currently tenanted.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.