



Ogwell

- Semi-Detached House
- 3 Bedrooms (master en suite)
- Lounge & Contemporary Kitchen / Diner
- Modern Bathroom

- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Garage & Off Road Parking
- Viewing Highly Recommended

Asking Price:

£243,000

Freehold

EPC RATING: B82

8 Gascon Close, Ogwell, Newton Abbot, TQ12 6UH

A superbly presented and spacious three bedroom semi detached house in a desirable development within the highly sought after Ogwell area of Newton Abbot. Approximately 5 years old the property benefits from an en-suite shower room, enclosed garden enjoying a sunny aspect, single garage and parking. Enjoying a pleasant outlook onto the nature reserve, internal viewings come highly recommended to appreciate the accommodation and sought after location.

Gascon Close is in the catchment area of the highly regarded Canada Hill Primary School and in the nearby Ogwell village there is a popular inn and church. Situated in a sought after area of Ogwell on the outskirts of Newton Abbot, the town centre with its wide range of shopping, business and leisure facilities and primary and secondary schools is approximately 1 mile away. Transport links include a bus station with routes throughout Teignbridge and Torbay, a mainline railway station with direct links to London and the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

Accommodation

From the spacious entrance hallway on the ground floor there is a cloakroom / W.C and access to the lounge with French doors opening to the garden, enjoying a pleasant outlook onto the nature reserve area. The kitchen/dining room is of a generous size and extensively fitted with integrated appliances including oven, hob and fridge/freezer. On the first floor there are 3 bedrooms, the master boasting an en-suite shower room and a family bathroom. The property benefits from gas central heating and double glazed windows.

Ground Floor

Entrance Hallway	
Lounge	16' 2" (4.93m) x 10' 5" (3.18m)
Kitchen / Dining Room	18' 6" (5.64m) x 8' 10" (2.69m)

First Floor

Landing	
Bedroom 1	16' 2" (4.93m) x 10' 5" (3.18m) max
En Suite Shower Room	
Bedroom 2	12' 7" (3.84m) x 9' 2" (2.79m)
Bedroom 3	8' 7" (2.62m) x 6' 9" (2.06m)
Bathroom	

Outside

The rear garden comprises paved and lawned area.

Parking

Garage 19' 8" (5.99m) x 10' 3" (3.12m) with metal up and over door. Additional allocated parking space to the front.

Agents Notes

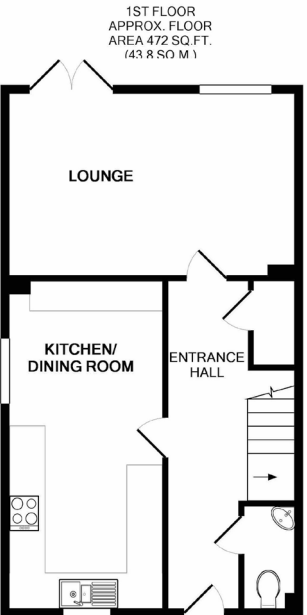
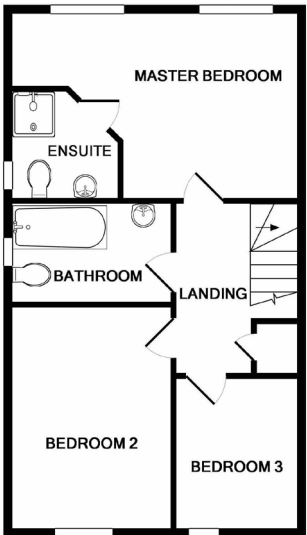
Council Tax Band:	Band C
Communal Area service charge:	£141.00 every six months.

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first left into Reynell Road. Follow the road through to the Ogwell Brook development. Take the first right before the shop into Gascon Close. Follow the road up around and the property can be found on your left hand side.

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.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2018

Energy Performance Certificate

Full report available on request

