



## Ogwell

- First Floor Flat
- 2 Bedrooms
- Open Plan Living / Kitchen
- Modern Bathroom

- Double Glazing & Gas Central Heating
- Balcony
- Allocated Parking
- No Upward Chain

Asking Price:

**£143,000**

Leasehold

EPC Rating: C80

# 44 Berkshire Close, Ogwell, Newton Abbot, TQ12 6GR- Draft

Extremely well presented, this modern first floor apartment would make an ideal first time buy or buy to let investment. Built approximately eight years ago the property benefits from uPVC double glazing and gas central heating, a push button entry system and a shared bike storage facility on the ground floor.

Berkshire close is a quiet cul de sac in the popular village of Ogwell. Its extremely well situated near a regular timetabled bus route and a short walk from highly regarded Canada hill primary school. Newton Abbot town is approximately 1 mile away with a wide range of amenities including parks, restaurants, pubs, cinema, a variety of shops and mainline railway.

## Accommodation

The stylishly laid out accommodation comprises a well maintained communal entrance hall, the main front door of the apartment gives access to the inner hallway leading to a spacious open plan lounge / kitchen with balcony, 2 bedrooms and a contemporary bathroom fitted with a quality Roca suite.

## Hallway

|           |                               |
|-----------|-------------------------------|
| Lounge    | 17' 5" (5.3m) x 10' 2" (3.1m) |
| Kitchen   | 9' 6" (2.9m) x 9' 6" (2.9m)   |
| Bedroom 1 | 13' 9" (4.2m) x 8' 10" (2.7m) |
| Bedroom 2 | 8' 6" (2.6m) x 6' 11" (2.1m)  |
| Bathroom  | 7' 7" (2.3m) x 5' 11" (1.8m)  |

## Outside

Balcony accessed via patio doors in the living area.

## Agents Notes

Council Tax Band: Band B

Lease: 199 years from 1/1/2010

Maintenance: £64pcm paid to Pentland estate management

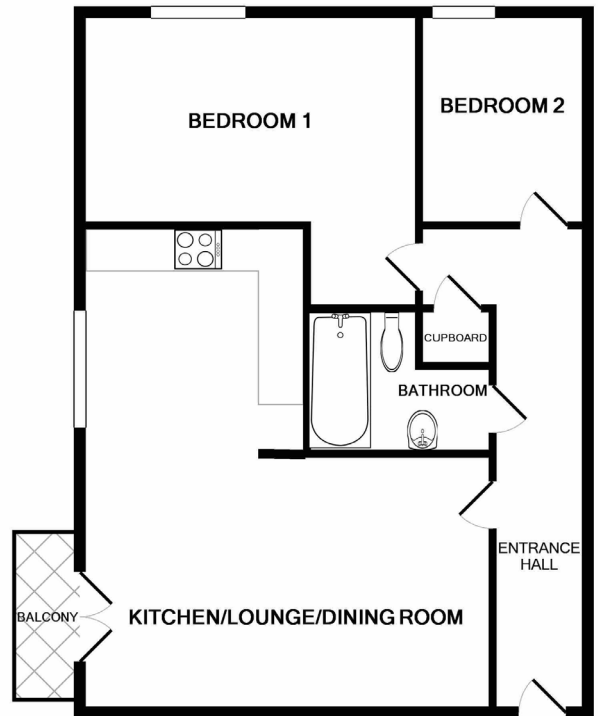
Ground Rent: £100 PA

Freeholder: Linden South West LTD

## 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 and follow the road straight ahead for approximately ¼ mile as it becomes St Bartholomew's Road. Berkshire Close can be found on the left hand side.

## Floor Plans - For Illustrative Purposes Only



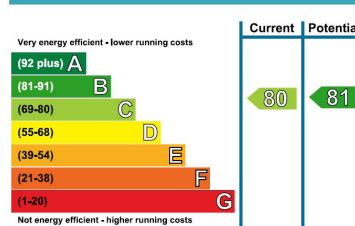
TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.7 SQ.M.)

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  
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## Energy Performance Certificate

Full report available on request

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band G (rating 0).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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.