



Ogwell

- Well-Presented End Terrace House
- 2 Double Bedrooms
- Light & Airy Lounge
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- 2 Allocated Parking Spaces
- Popular Ogwell Location

Asking Price:

£174,950

Freehold

EPC RATING: D64

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

This very well presented end terraced house is excellently situated on an elevated plot in popular Ogwell.

The accommodation comprises an entrance porch, lounge, and a modern fitted kitchen with breakfast bar. Upstairs there are 2 double bedrooms, and a beautifully fitted family bathroom. The front of the property overlooks a communal green area with some mature trees. The rear garden is mainly laid to lawn with a large patio area that enjoys a pleasant open outlook. The property has been modernised over recent years, and benefits from UPVC double glazing and a gas central heating system.

Webber Close is a popular cul de sac situation a short walk from highly regarded Canada Hill primary school in Ogwell. Newton Abbot town is approximately ¾ mile away. The town has a wide range of amenities including beautiful parks, supermarkets, schools, a variety of shops, cinema and mainline railway station.

Accommodation

Ground Floor

Entrance Porch

Lounge	15' 5" (4.7m) x 11' 10" (3.6m)
Kitchen	11' 10" (3.6m) x 9' 2" (2.8m)

First Floor

Bedroom 1	11' 10" (3.6m) x 8' 6" (2.6m)
Bedroom 2	8' 10" (2.7m) x 8' 10" (2.7m)
Bathroom	6' 7" (2m) x 5' 7" (1.7m)

Outside

An enclosed rear garden mainly laid to lawn. Raised patio area with an open aspect, ideal for alfresco dining.

Parking

2 allocated parking spaces to the rear of the property.

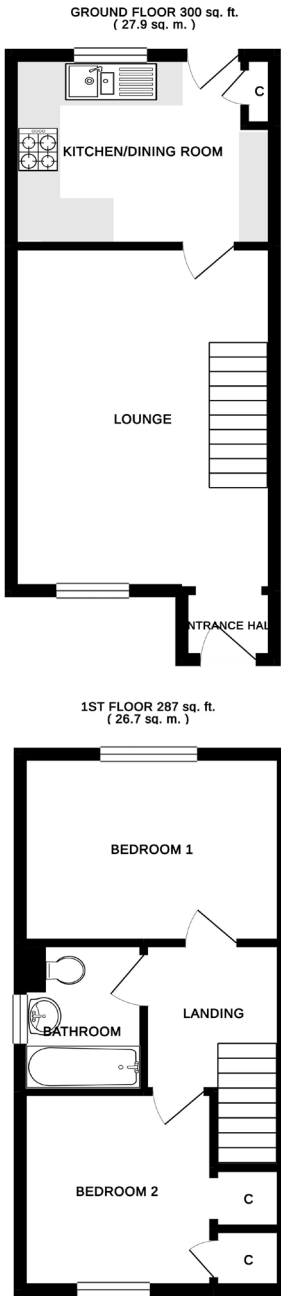
Agents Notes

Council Tax Band: Currently Band B

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.

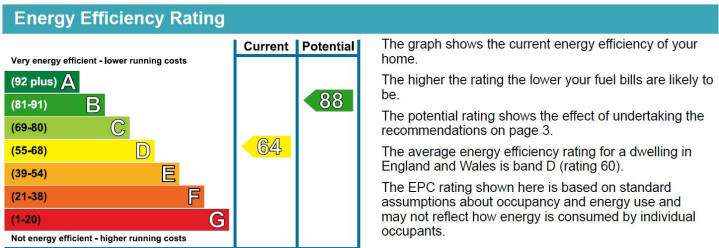
Floor Plans - For Illustrative Purposes Only



TOTAL FLOOR AREA: 588 sq. ft. (54.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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