

SAMPLE MILLS & Co.

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Tamworth Close
Ogwell
Newton Abbot

Price **£220,000**

www.samplemills.co.uk

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ABOUT THE PROPERTY:

An excellent opportunity to purchase a modern spacious 3 bedroom town house with 2 garages, that was recently built by Linden Homes, and situated in the popular and prominent part of Ogwell that provides easy access for all local amenities, shops, Schools and A38.

The accommodation internally comprises of spacious entrance hallway with useful storage cupboards, and stairs leading to the first floor landing that comprises of lounge with access onto the rear garden, and a fully fitted kitchen/diner with Juliet balcony looking over the front. There is also the benefit of a separate cloakroom. Upstairs there are 3 bedrooms with the master having an en suite, and separate family bathroom.

Outside the property benefits from a level rear garden with patio/decking area and fence surround. Further features include an integral garage and separate garage that is situated in a block, which is a useful addition. For those seeking a low cost family property or investment, this is one to view.

AGENTS NOTE:

Please note that the second garage below the coach house is leasehold.

There is a maintenance charge of approximately £200 per annum for the freehold property.

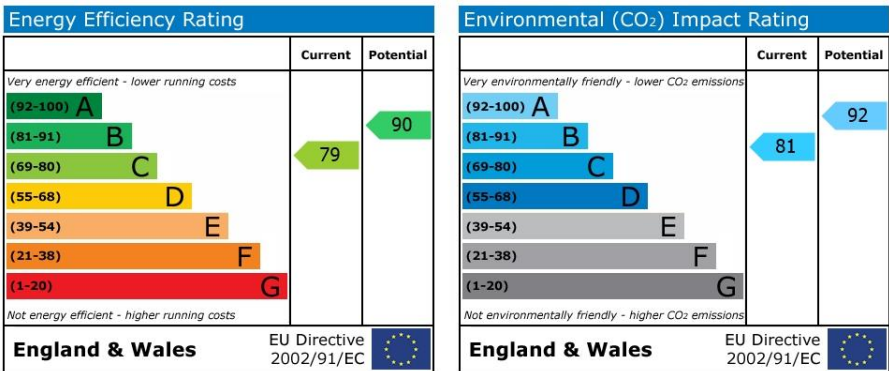
The property also benefits from the remainder of the NHBC guarantee and would suit a professional couple or family.

Directions

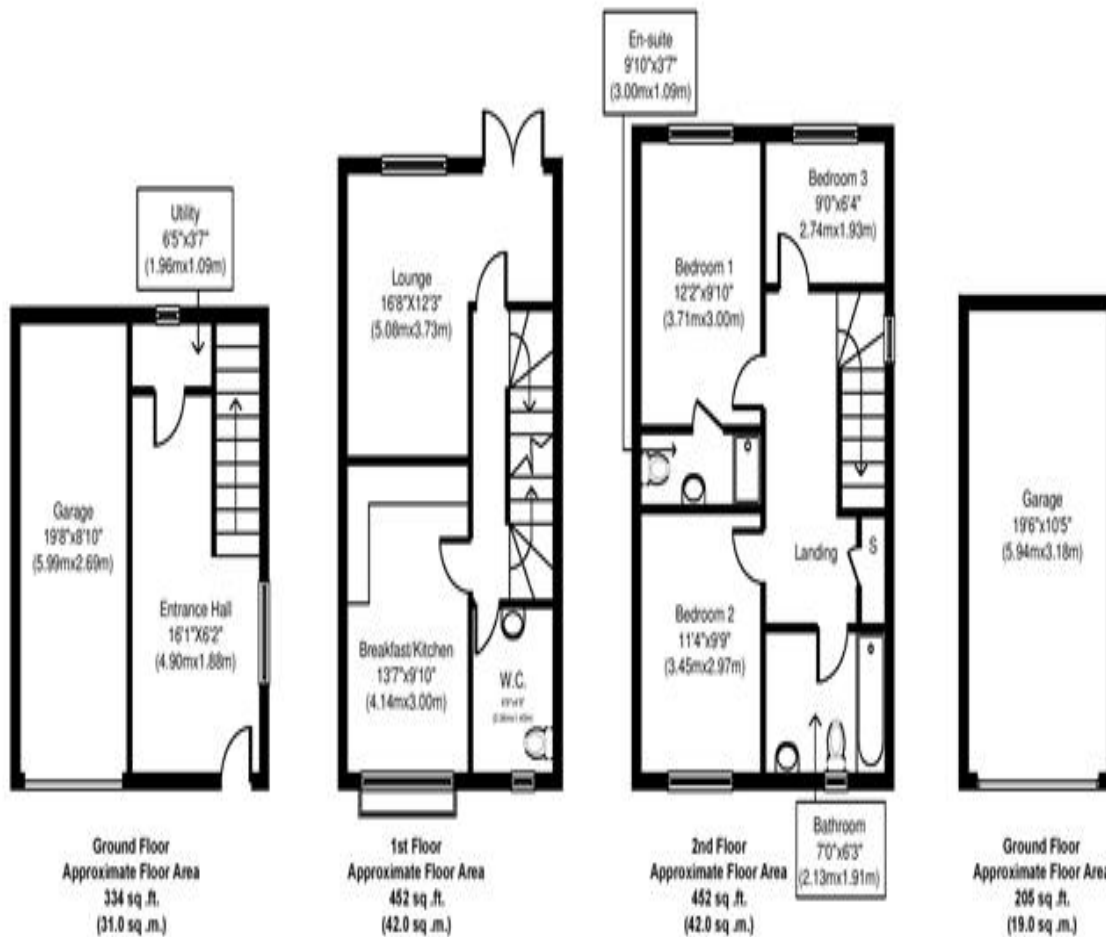
From our Newton Abbot office continue on the Totnes Road and upon reaching the Ogwell Cross roundabout turn right taking the 3rd exit leading to Ogwell. Turn left onto Reynell Road, continue for some distance onto St Bartholomew's Road. Continue onward into Tamworth Close.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







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 or tenant. 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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