



Ogwell

3x  1x 

ENERGY
RATING
C77

- Video Walk-through Available
- 40% Shared Ownership Property
- Modern Semi-Detached House
- 3 Bedrooms
- Lounge and Kitchen/Diner
- Family Bathroom & Additional Cloaks/WC
- 1 Parking Space
- Enclosed Rear Garden
- Popular Ogwell Location

Shared Ownership:

£114,000

LEASEHOLD

37 Saddleback Close, Ogwell, Newton Abbot, TQ12 6GW - Draft



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Situated on the rural edge of the highly regarded Ogwell development and enjoying some lovely open views from the front, this superb modern three-storey family home is available on a shared ownership basis with a 40% share for sale. Around a mile from the vibrant and well served town centre, the home is also within easy reach of well-regarded Canada Hill Primary School and both Bakers Park and the National Trust's Bradley Manor with its attractive riverside walks open all year and free of charge. With an allocated parking space at the front the property has a lovely secluded garden at the rear and side with paved terrace, deck lawn and timber shed/store.

Eligibility:

Priority in the first instance will be given to residents with a strong local connection to the parish of Ogwell. Please contact Coast and Country for further information regarding eligibility criteria.

The Accommodation:

Stepping inside the smartly presented interior is over three levels with the first floor at the same level as the rear garden. The ground floor includes a hallway with cupboard and stairs to the first floor the open plan kitchen/diner with selection of matching cabinets and roll edge countertops with inset hob having a cooker hood over and oven below and a useful cloakroom with white suite of WC and basin.

On the first floor is a bedroom enjoying the views a family bathroom with white suite with shower over the bath, WC and basin and the cosy lounge with French doors to the garden.

On the top level is a landing with large recessed cupboard and two further bedrooms.

Outside:

Lovely enclosed garden offering much privacy with lawn, paved terrace deck and storage shed.

Parking:

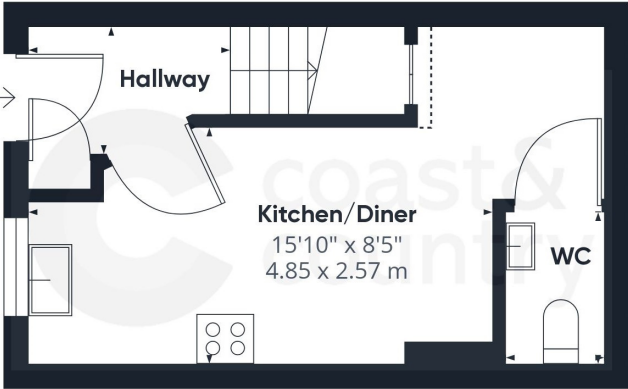
Allocated space at the front.

Directions:

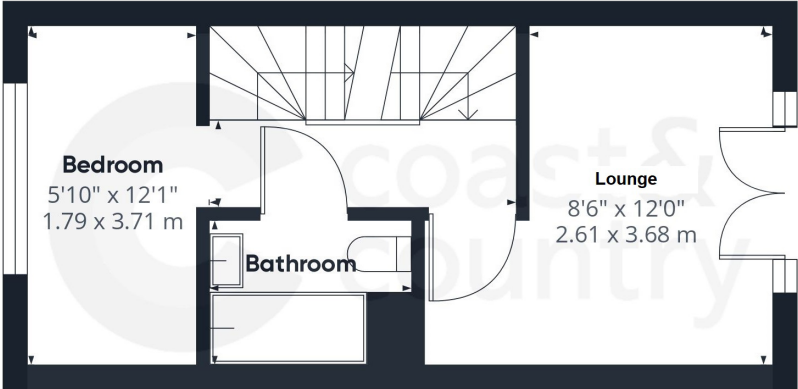
From the A380 coming from Exeter take the 3rd exit at the Penn Inn roundabout and follow the road along the A381 Totnes road until you come to a small roundabout. Take the 3rd exit into Ogwell and then your 1st left onto Reynell Road. Continue along Reynell road until you come up to the Linden Homes development where you will find Saddleback Close.



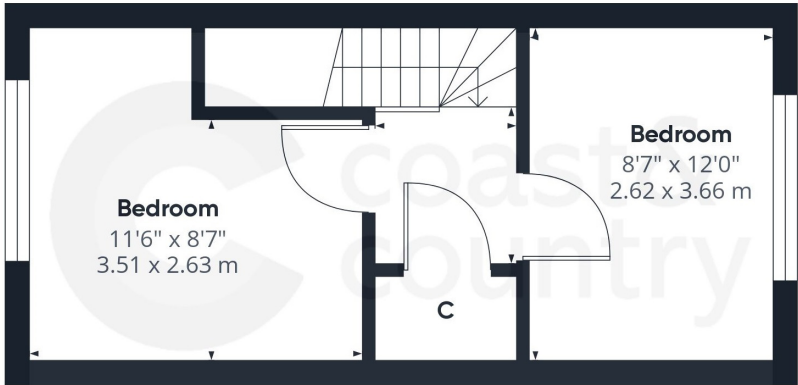
37 Saddleback Close, Ogwell, Newton Abbot, TQ12 6GW



Ground Floor



Floor 1



Floor 2

Approximate total area

748.63 ft²
69.55 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band C

Tenure: Leasehold

Lease: 125 years from 01/09/2013

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

For sale is a 40% share in the property for £114,000. The full market value of the property is £285,000. You will pay rent on the other 60% share.

It is possible to purchase further shares in the property from Live West. If you were to purchase 100% of the property, the freehold would transfer to you.

Details of payment obligations provided to us by Live West:

Rent: currently £ 302.92 pcm (as of 1st April 2025)

Service charge & buildings insurance: currently £45.87 pcm (as of 1st April 2025)

All figures are subject to annual review.

Pets

Prior written consent from Live West is required for pets.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.