



Ogwell, Newton Abbot

3x  2x 

ENERGY
RATING
C78

- Video Walk-through Available
- 3 Storey Town House
- 3 Bedrooms (1 en-suite)
- L-Shaped Kitchen/Diner/Family Room
- Separate Lounge with Balcony
- Low Maintenance Garden
- Integral Garage and Driveway Parking
- Cul-de-sac Position
- Half a Mile from Canada Hill Primary School
- Popular Ogwell Location

Guide Price:
£325,000
FREEHOLD

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



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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

A smartly presented three-bedroom semi-detached modern property situated in a cul-de-sac in Ogwell which is on the fringes of the market town of Newton Abbot. Built around 2014, the property has been kept in excellent condition by the current owners and is the perfect family home to move in to. The property occupies three floors which provides excellent space and storage, the property also has a driveway, garage, two bathrooms (one en-suite) and a separate WC, and a private rear garden which has been gravelled for ease of maintenance.

The Accommodation:

Entering the property, you are greeted with the entrance hallway with the WC, internal door to the garage and the living room to the rear. The garage is a large single with plumbing installed to the rear, creating a utility area with space for a washing machine and tumble dryer. The lounge has both a window and separate French doors onto a balcony which overlooks the rear garden.

On the lower floor there is a large storeroom and the superb kitchen/diner. The kitchen has been replaced by the existing owners and offers an excellent amount of worktop space and storage along with a built-in dishwasher, gas hob and wall mounted electric oven. There is also space for a fridge/freezer. From here, the room opens to a large dining area with French doors opening onto the rear garden.

On the top floor there are three bedrooms; two excellent sized doubles, one with en-suite, and a large single currently used as an office. Completing the picture, the main family bathroom with shower above the bath, WC and basin. The property is fully double glazed and has gas central heating.

Parking:

To the front the property has a tarmac driveway leading to the garage and a path to one side leading to the front door.

Gardens:

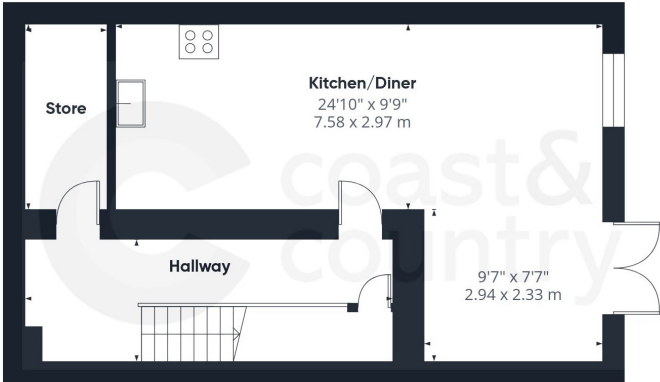
The rear garden is mostly gravelled with a patio area for outside dining.

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 and turn right over the bridge into Gascon Close where the property can be found on the left hand side.

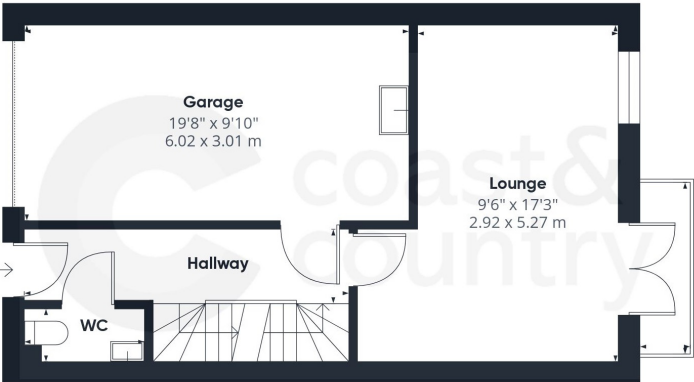


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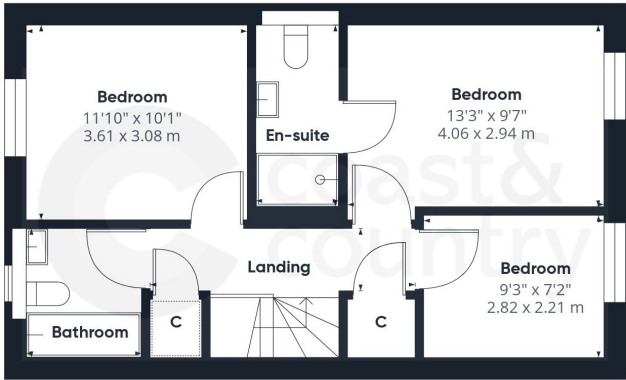


Approximate total area⁽¹⁾
1416 ft²
131.5 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
GIRAFFE360

Lower Ground Floor



Ground Floor



First Floor

Agents Notes:

Council Tax: Currently Band D
Tenure: Freehold
Service Charge: Currently £400 per annum.
Review Period: Annually
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
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 ± 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.