



## East Ogwell

3x 2x

ENERGY RATING D64

- Video Walk-through Available
- Fabulous Detached Bungalow
- 3 Bedrooms (2 en-suite)
- 2 Reception Rooms
- Lovely Lawned Gardens
- Show-Stopping Kitchen & Utility Room
- Driveway & Garage
- Cul-de-sac Position
- Sought-After Village Location
- Early Viewings Advised

**Guide Price:**  
**£575,000**  
FREEHOLD

35 Tor Gardens, Ogwell, Newton Abbot, TQ12 6BE



1000s of homes sold in Teignbridge

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

## 35 Tor Gardens, Ogwell, Newton Abbot, TQ12 6BE

An impressive, three-bedroom, detached bungalow set at the end of a prestigious cul-de-sac in the charming village of East Ogwell. With extensive living accommodation, a large modern kitchen with double wall-mounted electric oven, Quooker tap, built-in dishwasher and an induction hob. Further to this, the kitchen has superb storage and excellent work-top space and is a real feature of this beautiful home, with the dining area benefitting from a Velux roof light for further natural light.

The lounge to the front has a log burner installed for making cosy those winter evenings. All three bedrooms are doubles, the master is an excellent size with fitted wardrobes and a Jack & Jill en-suite in excellent condition. The second bedroom also enjoys a superb en-suite. The property has oil central heating and double-glazed windows.

### Outside:

The property occupies an excellent plot with gardens mostly laid to lawn with mature shrubs and plants around its borders, surrounding the property and kept to a superb standard. There is also a raised patio in the garden next to the current summer house.

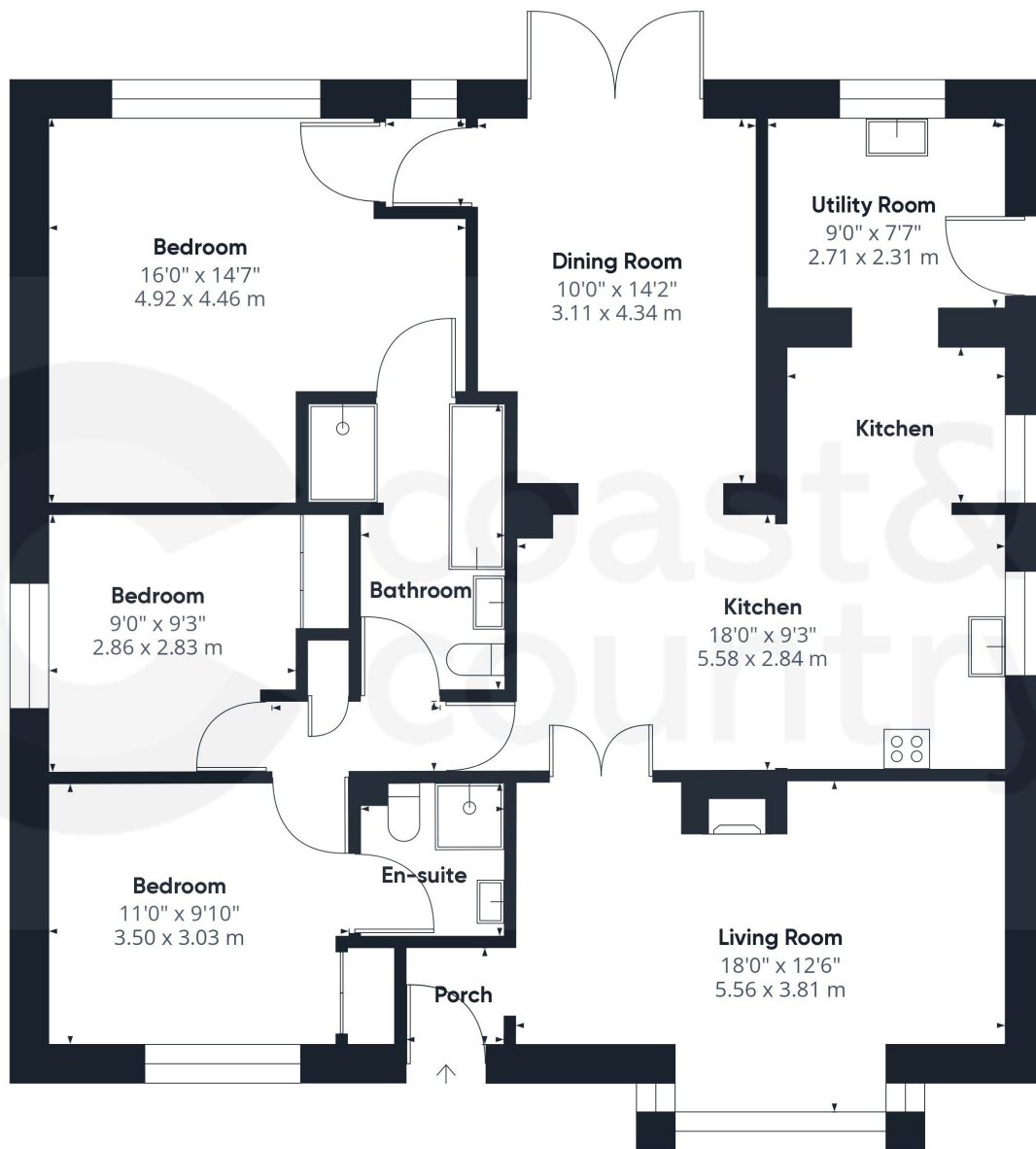
### Parking:

The property also has a large driveway which has been recently re-laid in resin with a detached double garage with roll-up electric garage door, power and lighting installed.

### Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Continue straight ahead up Canada Hill. At the top of the hill, turn right the road descending down into the village. Take the first right hand turning onto Croft Road, take the second right into Tor Gardens. The property can be found at the end of the cul-de-sac.





**Approximate total area**

1228.16 ft<sup>2</sup>  
114.1 m<sup>2</sup>

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

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 64 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 are ± 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.