



Ogwell, Newton Abbot

3x  2x 

ENERGY RATING D57

- Video Walk-through Available
- Well-Presented Detached Bungalow
- 3 Double Bedrooms (1 en-suite)
- Spacious Lounge/Diner
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Driveway & Garage
- Cul-de-sac Position
- Sought-After Village Location
- Early Viewings Advised

Guide Price:
£395,000
FREEHOLD



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

A credit to the current owners, this superb detached bungalow offers a smart modern interior with plenty of natural light and a neutral decorative finish. Well set back from the road the bungalow occupies a plot with a brick paved driveway providing parking and access to an attached garage with the front garden well stocked with plants and shrubs around a neatly tended lawn. To one side is a good-sized paved area adjacent to the kitchen door, ideal for letting the dog out and is home to a timber shed. The rear garden focuses on outdoor enjoyment and entertaining with a raised deck, lawn and gravelled areas.

The property is situated within a highly desirable cul-de-sac, itself within the picturesque and sought-after village of East Ogwell with its ancient church, village hall, and active social scene with several clubs and societies. The market town of Newton Abbot is just under two miles' drive and even closer on foot through the grounds of the National Trust's Bradley Manor, its riverside walks again ideal for dog owners. Newton Abbot offers excellent communication road and rail links and an extensive range of shops, schools, and entertainment facilities.

The Accommodation:

The accommodation is accessed through a fantastic modern composite door through an internal vestibule in to the main T shaped reception hallway. This has recessed broom and airing cupboards off, and a lovely light grey wooden effect floor covering which seamlessly flows throughout the main rooms. Overlooking the front through a large picture window is the living room which features a wood burner. The up-to-the-minute kitchen is fitted with a sleek range of handleless, white, high-gloss cabinets and contrasting dark roll edge worktops with feature concealed lighting and a built-in double oven, hob, microwave, and cooker hood. There are three bedrooms with the principal having an en-suite shower room with basin and WC and, completing the picture is a first-class family bathroom with high-end suite including a freestanding slipper-style bath.

Outside:

Lovely enclosed plot with attractive lawn and flower garden to the front, a paved garden to the side, and rear garden with excellent space for entertaining and outdoor enjoyment.

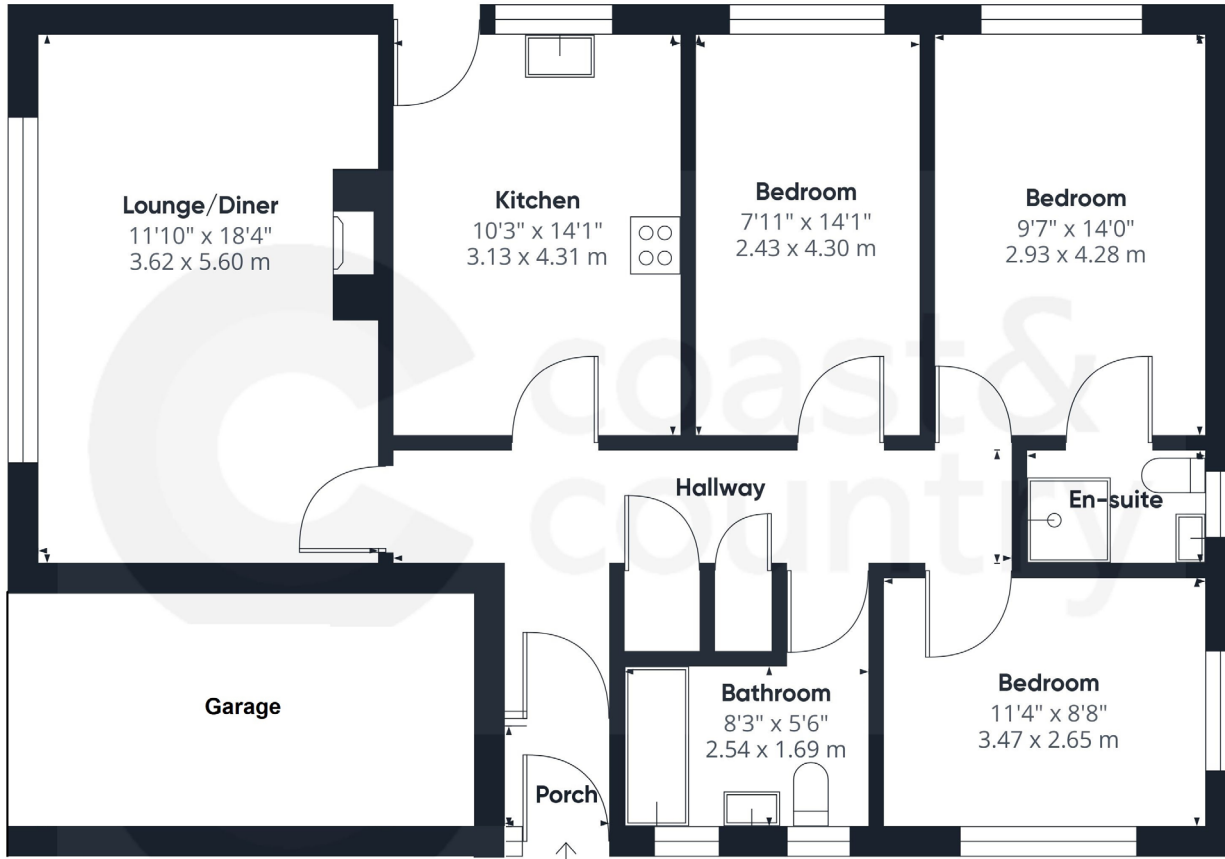
Parking:

Brick paved driveway and attached garage.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Follow the road up and over Canada Hill. Turn right at the green and follow the road down over the green into the village. Take the first right into Mill Lane. Bear left into Croft Road. Turn right into Tor Gardens.





Approximate total area
920.1 ft²
85.48 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 E

Tenure: Freehold

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

From the highway, the property is accessed via a driveway over a leat which is outside of the boundaries of the property.

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	57 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.