

**SAMPLE
MILLS**



**Bunting Close
East Ogwell
Newton Abbot
Devon**

£475,000

FREEHOLD





Bunting Close, East Ogwell, Newton Abbot, Devon

£475,000 freehold

This 4 double bed roomed detached Mediterranean style family home is situated at the end of a cul-de-sac, in the sought after village of East Ogwell with easy access to local amenities to include the school catchment area of Canada Hill primary school, pub and church together with easy access to Totnes and Newton Abbot with its further range of facilities and amenities including shops, schools, library, cinema, restaurants, pubs, leisure centre, A38, A380 and the main rail line to London Paddington.

The internal accommodation comprises a large entrance hall leading to a downstairs cloakroom, 3 double bedrooms, utility room and double garage. The first floor comprises master bedroom with en-suite shower room, separate bathroom, modern kitchen/breakfast room and a large lounge/dining room with access to a balcony which runs the full width of the property.

Further benefits include gas central heating, double glazing, double garage, private driveway and landscaped gardens.

This would make an ideal family home and viewing is highly recommended to appreciate the spacious accommodation this property has to offer.



Covered entrance with stone pillars, tiled floor and outside light to uPVC front door with double glazed panels and obscure side screens to:

'L' Shaped Entrance Hall

Double panelled radiator. Large cloaks cupboard. Coving to ceiling. Staircase with wooden balustrade leading to first floor.

Downstairs Cloakroom

Vanity wash-hand basin with cupboard space below. Low level WC. Coving to ceiling. Tiled walls. Single panelled radiator. Tile effect flooring. Obscure double glazed window.

Utility Room – 2.62m x 2.28m (8'7" x 7'6")

1½ bowl stainless steel single drainer sink unit with mono block mixer tap and cupboards beneath. Wall and base units. Rolled edge marble effect worktop surface area with tiled splashback. Plumbing for washing machine. Space for tumble dryer. Coving to ceiling. Single panelled radiator with individual thermostat. Vinyl flooring. Courtesy door to garage. Double glazed window to rear. Door to rear.

Bedroom 2 – 4.07m x 3.77m (13'4" x 12'4")

Double glazed window to front aspect. Double panelled radiator. Coving to ceiling.

Bedroom 3 – 3.98m x 2.75m (13'1" x 9'0")

Double glazed window to rear. Single panelled radiator with individual thermostat. Coving to ceiling. Currently used as a snug.

Bedroom 4 – 3.04m x 2.44m (10'0" x 8'0")

Double glazed window to rear. Single panelled radiator. Coving to ceiling. Telephone point.

Staircase leading to the half landing

Double glazed window to rear.

Staircase leading to the landing

Single panelled radiator. Coving to ceiling. Doors off to:

Spacious Lounge – 5.35m x 5.30m (17'7" x 17'5")

Feature stone open fireplace with wooden mantle and tiled hearth. Double panelled radiator with individual thermostat. Coving to ceiling. TV point. Wall light points. Dimmer switch. Double glazed window to rear. Archway through to:

Dining Room – 4.53m x 2.73m (14'10" x 8'11")

Double panelled radiator with individual thermostat. Coving to ceiling. Serving hatch to kitchen. Double glazed French doors with double glazed panels either side to the balcony which runs the width of the property with wrought iron balustrade.

Kitchen/Breakfast Room – 4.72m x 3.23m (15'6" x 10'7")

Range of matching wall and base units. Squared edge marble effect worktop surface areas. 1½ bowl single drainer sink unit with mono block mixer taps. Integrated 5 ring Smeg halogen hob with extractor hood over. Integrated Hotpoint fan oven and grill. Plumbing for dishwasher. Space for table and chairs. Space for American style fridge/freezer. Coving to ceiling. Part tiled walls. TV point. Tiled effect flooring. Double glazed window to front.

Master Bedroom – 4.27m x 3.25m (14'0" x 10'8")

Double glazed window to front. Double panelled radiator with individual thermostat. Coving to ceiling. Walk-in wardrobe with hanging rails and radiator. TV point. Door to:

En-Suite Shower Room

Modern suite comprising shower cubicle with glazed sliding door and shower. Low flush w/c. Pedestal wash-hand basin. Chrome heated towel rail. Fully tiled walls. Tile effect flooring. Obscure double glazed window to side.

Family Bathroom

Spacious bathroom. 'P' shaped panelled bath with shower and shower screen. Low flush w/c. Pedestal wash-hand basin. Fully tiled walls. Chrome heated towel rail. Tile effect flooring. Obscure double glazed window to rear. Storage unit.

OUTSIDE

The property is approached via a private tarmac driveway leading to an integral double garage with power, light, one electric door and courtesy door to the utility room. To the rear of the garage, is a workshop with double glazed window overlooking the rear garden, rolled edge worktop surface area, gas boiler and door to cupboard housing mains pressure hot water cylinder.

The front gardens are enclosed with raised borders and lawned areas.

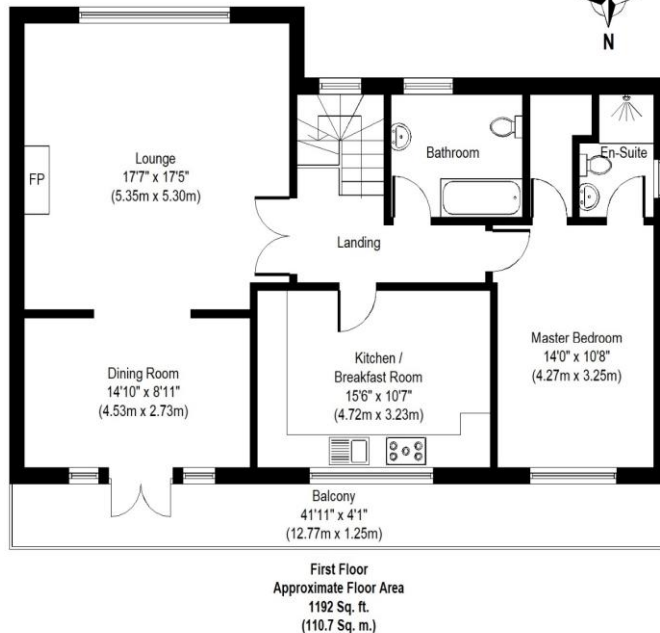
To the side of the property, is a further garden area laid to lawn with paved pathway. Outside tap. Steps lead down to a seating area. Directly behind the property is a large decked area with wooden balustrade which is ideal for alfresco dining. Steps lead down to a further lawn area. The garden overlooks a small stream and mature woodland giving it a high degree of privacy. The gardens are enclosed and ideal for family use.

AGENTS NOTE

Council Tax Band: 'F' £3213.88 for 2023/24

EPC Rating: 'D'





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.