

**SAMPLE  
MILLS**



**Gascon Close  
Ogwell  
Newton Abbot  
Devon**

**£450,000**

FREEHOLD





**Gascon Close, Ogwell,  
Newton Abbot, Devon**

**£450,000 freehold**

This spacious well-presented 4 bedroom detached family home, which backs onto the nature reserve, is located in a cul-de-sac in the sought after residential area of Ogwell and is within easy walking distance of the popular Canada Hill Primary School and the lovely Bakers Park. Newton Abbot town centre and all its amenities including the main rail line to London Paddington is only a short drive away.

The internal accommodation comprises entrance hall with downstairs cloakroom, large lounge/dining area with bi-fold doors leading onto the rear garden, modern kitchen with built-in appliances to include gas hob, electric double oven, cooker hood, integrated fridge/freezer and dishwasher. Upstairs, there are 4 double bedrooms, master with en-suite shower room, and a separate family bathroom.

Further benefits include uPVC double glazing, gas central heating, integral garage, off road parking plus gardens front and rear.

Viewing is highly recommended.



Part double glazed door with side screen opening through to:

#### Entrance Hall

uPVC double glazed window to side. Quick step laminate flooring. Courtesy door through to the garage. Double panelled radiator. Staircase rising to first floor. Door to:

#### Cloakroom

Low flush suite. Pedestal wash-hand basin with tiled splash back. Quick step laminate flooring. Single panelled radiator. Extractor fan.

#### Lounge/Dining Room

##### Lounge Area – 6.76m x 4.50m max (22'2" max x 14'9" max)

Two radiators. TV point. Quick step laminate flooring. Understairs storage cupboard. Improved double glazed bi-fold doors providing access to the rear. Opening through to:

##### Dining Area – 3.76m x 1.98m max (12'4" max x 6'6" max)

Single panelled radiator. Quick step laminate flooring. Improved double glazed bi-fold doors onto the decking area. Glazed double doors opening through to:

##### Kitchen – 4.62m x 2.57m (15'2" x 8'5")

1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. Built-in 4 ring gas hob with extractor hood above. Built-in electric double oven. Integrated fridge/freezer. Plumbing for washing machine. Integrated dishwasher. Quick step laminate flooring. Double panelled radiator. uPVC double glazed window to the front. Door back through to the entrance hall.

#### First Floor Landing

Hatch to the roof space. Single panelled radiator. Built-in shelved airing cupboard housing the tank with electric emersion. Additional built-in wardrobe.

##### Master Bedroom – 4.01m x 3.51m (13'2" x 11'6")

Single panelled radiator. uPVC double glazed window to two aspects overlooking the rear garden and overlooking the nature reserve. TV point. Door to:

##### En-Suite Shower Room – 2.30m x 1.29m (7'6" x 4'3")

Tiled shower cubicle with fitted shower. Wall mounted wash-hand basin. Low level w/c. Partly tiled walls. Shaver point. Heated towel rail. Extractor fan. Obscure uPVC double glazed window. Spotlight points. Shaver point.

##### Bedroom 2 – 4.04m max x 2.82m max (13'3" x 9'3")

Single panelled radiator. uPVC double glazed window looking over the rear enjoying similar views to bedroom 1.

##### Bedroom 3 – 4.04m x 3.15m (13'3" x 10'4")

Double panelled radiator. uPVC double glazed window to front aspect.

##### Bedroom 4 – 4.80m x 2.62m (15'9" max x 8'7")

Single panelled radiator. uPVC double glazed window to two aspects overlooking the front.

##### Bathroom and w/c – 2.30m x 1.62m (7'6" x 5'4")

Panelled bath with shower mixer tap attachment. Wall mounted wash-hand basin. Low level w/c. Partly tiled walls. Shaver point. Heated towel rail. Obscure uPVC double glazed window. Spotlight points. Extractor fan.

#### Outside

To the front of the property, there is a garden predominately laid to lawn with borders having various flowers, bushes, plants and shrubs. There are stepping stones to the front door with outside lighting.

There is a side gate providing access to the rear, where there is an improved composite area laid to decking, leading from the lounge/dining area, which then leads onto a garden laid to lawn, again stocked with a host of mature flowering bushes, plants and shrubs, where there is also a further patio seating area backing onto the nature reserve. There is also a waterfall feature, external power and lighting. In addition, there is an integral garage which houses the gas boiler for hot water and central heating system, metal up and over door, power and light, plus off road parking.

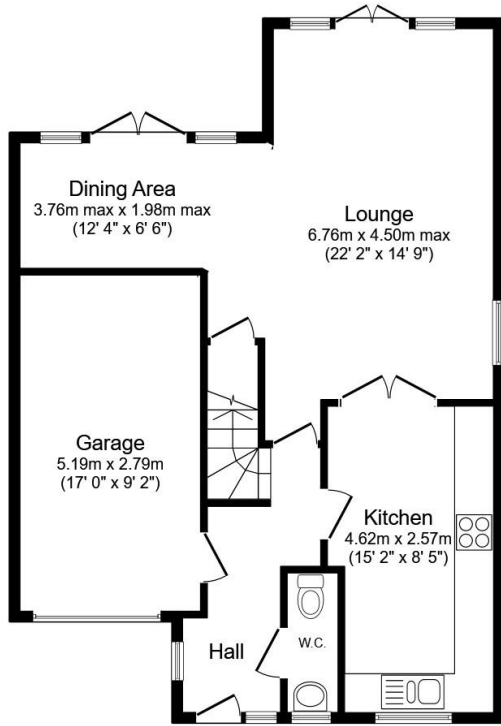
#### Agents Note

Council Tax Band: 'E' £2851.21 for 2024/25

EPC Rating: 'B'

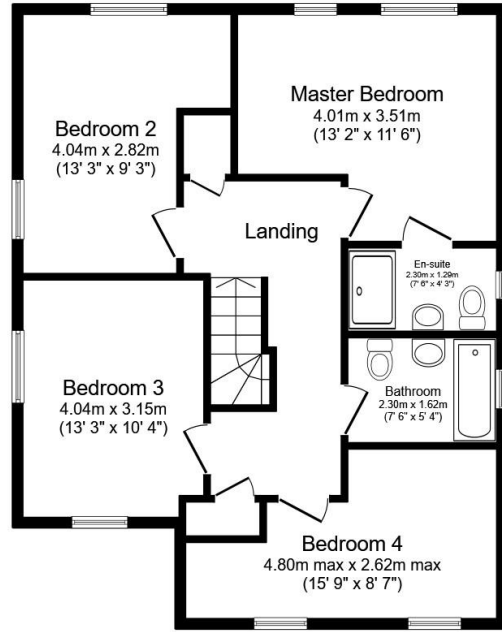
Maintenance Charge – Approx £400 per annum





### Ground Floor

Floor area 66.4 m<sup>2</sup> (714 sq.ft.)



### First Floor

Floor area 64.3 m<sup>2</sup> (692 sq.ft.)

**TOTAL: 130.6 m<sup>2</sup> (1,406 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		90   B
81-91	B	81   B	
69-80	C		
55-68	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.