

**SAMPLE  
MILLS**



**Saddleback Close  
Ogwell  
Newton Abbot  
Devon**

**£290,000**

**FREEHOLD**





**Saddleback Close, Ogwell, Newton  
Abbot, Devon**

**£290,000 freehold**

A 3 bedroom Town-House, laid over 3 levels, situated at the end of a quiet cul-de-sac in the popular area of Ogwell, close to the town centre, local primary schools, all amenities and easy access for the A38, A380, Totnes and Newton Abbot town centre, whilst also being on hand for the main line rail station to London Paddington.

The internal accommodation comprises entrance hall with stairs rising to the first floor where there is a cloakroom and open plan lounge/diner/kitchen area, the kitchen having built-in gas hob, cooker hood and built-in double oven. On the second floor, there are 3 bedrooms, master with en-suite shower room, and a separate bathroom.

Further benefits include uPVC double glazing, gas central heating, garage, off road parking and enclosed rear garden.

Viewing is recommended.



## Storm Porch

Composite door to:

## Entrance Hall

Radiator. Staircase leading to:

## First Floor Landing

Radiator. Staircase rising to second floor. Door to:

## Cloakroom

Obscure uPVC double glazed window. Low level w/c. Wash-hand basin. Radiator. Extractor fan.

## Open Plan Lounge/Diner/Kitchen – 8.60m x 4.80m (28'3" x 15'9")

### Lounge/Diner

uPVC double glazed window overlooking the front. uPVC double glazed patio doors to Juliet balcony. TV point. Telephone point. Two radiators.

### Kitchen Area

A range of matching wall and base units. Worktop surface areas. 1½ bowl stainless steel sink unit with mixer tap. Built-in 4 ring gas hob with cooker hood above. Built-in double oven. Space for fridge/freezer. Plumbing for dishwasher. uPVC double glazed French doors to the rear.

### Staircase to Second Floor Landing

Hatch to the roof space. Airing cupboard. Doors to:

### Bedroom 1 – 4.00m x 2.65m (13'1" x 8'8")

uPVC double glazed window overlooking the front. Radiator. Door to:

### En-Suite Shower Room – 2.65m x 1.16m (8'8" x 3'10")

Shower cubicle, shower screen and fitted shower. Wash-hand basin. Concealed w/c. Medicine cabinet. Partly tiled. Heated towel rail. Extractor fan.

### Bedroom 2 – 2.68m x 2.65m (8'10" x 8'8")

uPVC double glazed window overlooking the rear. Radiator.

### Bedroom 3 – 3.05m x 2.04m (10'0" x 6'8")

uPVC double glazed window overlooking the front. Radiator.

### Bathroom – 2.35m x 2.04m (7'9" x 6'8")

Obscure uPVC double glazed window. Panelled bath with mixer taps and shower over. Concealed w/c. Wash-hand basin. Partly tiled. Heated ladder towel rail. Extractor fan.

### Garage – 6.0m x 4.80m (19'8" x 15'9")

Electric door. Power and light. Plumbing for washing machine. Tap. Storage cupboard.

## Outside

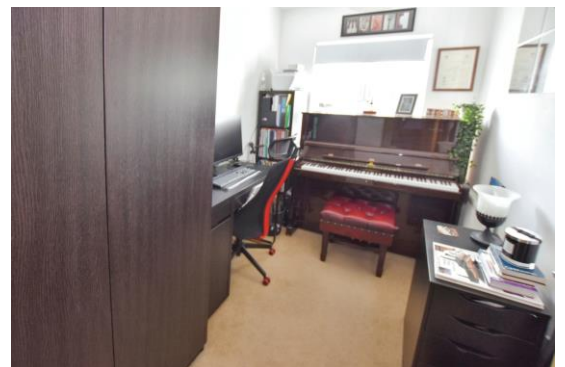
To the front of the property, there is a driveway leading to the garage with path to the front door.

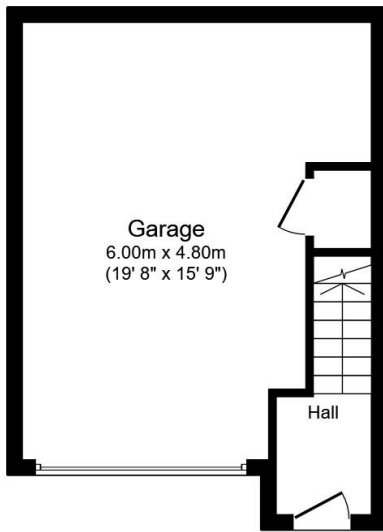
To the rear of the property, accessed from the kitchen area, there is a patio and gravelled area plus an enclosed decked area with fence surround. There is also external power and outside tap.

## Agents Note

Council Tax Band: 'C' £2073.60 for 2024/25

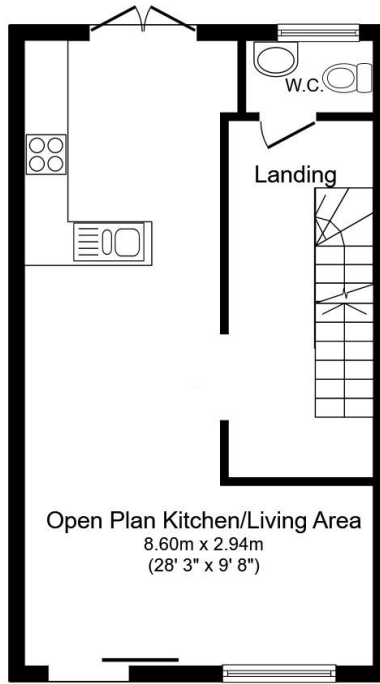
EPC Rating: 'C'





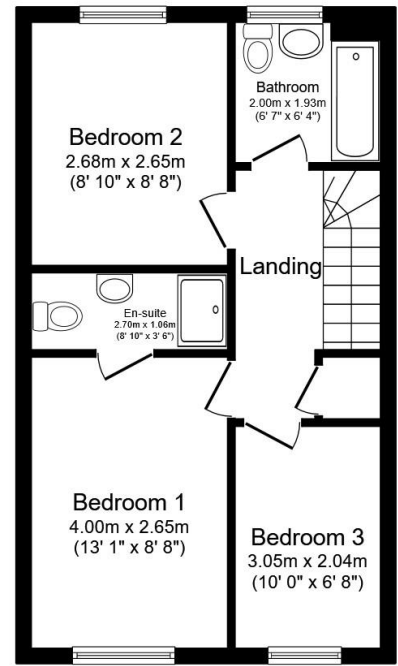
### Ground Floor

Floor area 29.9 m<sup>2</sup> (321 sq.ft.)



### First Floor

Floor area 41.3 m<sup>2</sup> (444 sq.ft.)



### Second Floor

Floor area 41.3 m<sup>2</sup> (444 sq.ft.)

**TOTAL: 112.4 m<sup>2</sup> (1,210 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



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	78   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.