

**SAMPLE
MILLS**



**Tor Gardens
East Ogwell
Newton Abbot
Devon**

£260,000
FREEHOLD





Tor Gardens, East Ogwell, Newton Abbot, Devon

£260,000 freehold

A deceptively spacious 2 bedroom stone cased detached bungalow situated in the pretty location of East Ogwell with its own church, primary school and pub. There is also a bus service to Newton Abbot Town Centre, which has a wide range of facilities and amenities including shops, hospital, primary and secondary schools, various leisure facilities and the main rail line station to London Paddington.

The accommodation internally comprises entrance hallway, lounge, kitchen, 2 bedrooms and family bathroom.

Outside, there is off road parking for several cars, a garage and gardens front and rear.

The property is being sold with NO CHAIN and viewing is highly recommended for those seeking a detached bungalow in the sought after area of East Ogwell.



uPVC double glazed door to:

Entrance Hallway

Coving to ceiling. Access to loft area. Smoke detector. Thermostat control for central heating. Door through to:

Lounge – 5.49m x 3.20m (18'0" x 10'6")

Box bay uPVC double glazed window to front. Two double panelled radiators. Feature fireplace, cast surround, mantle over, marble inset, hearth, living flame fire. Coving to textured ceiling. Double glazed window to the side.



Bedroom 1 – 3.84m x 3.20m (12'7" x 10'6")

Cross beaded double glazed window to the front. Double panelled radiator. Textured ceiling.

Bedroom 2 – 3.38m x 2.69m (11'1" x 8'10")

Cross beaded double glazed window. Vanity wash-hand basin. Tiled splash back. Single panelled radiator. Textured ceiling.



Bathroom

3 piece suite. Shower cubicle with fitted Mira shower. Vanity wash-hand basin. Low level w/c. Chrome ladder radiator. uPVC double glazed window. Medicine cabinet. Louvre door to airing cupboard with tank and shelving.

Kitchen – 3.96m x 2.69m (13'0" x 8'10")

A range of fitted base units. Worktop surface areas. Drainer 1½ with chrome mixer tap over. Cross beaded double glazed window. Wall mounted cupboards. Built-in single oven. Housing for microwave. Consumer box. Double panelled radiator. Glazed door to rear garden.



Garage – 4.88m x 2.44m (16'0" x 8'0")

Power and light.

Outside

The property has tarmacked hard standing, parking for several cars to the front, open plan lawn garden with gravelled area and range of borders and shrubs. The property has a garage.



The rear garden comprises a patio on two tiers, steps leading up to the rear with rockery display, borders with shrubs and plants, oil tank to the rear. Range of mature trees, plants and shrubs. The boiler is at the side, it is floor mounted and its oil.

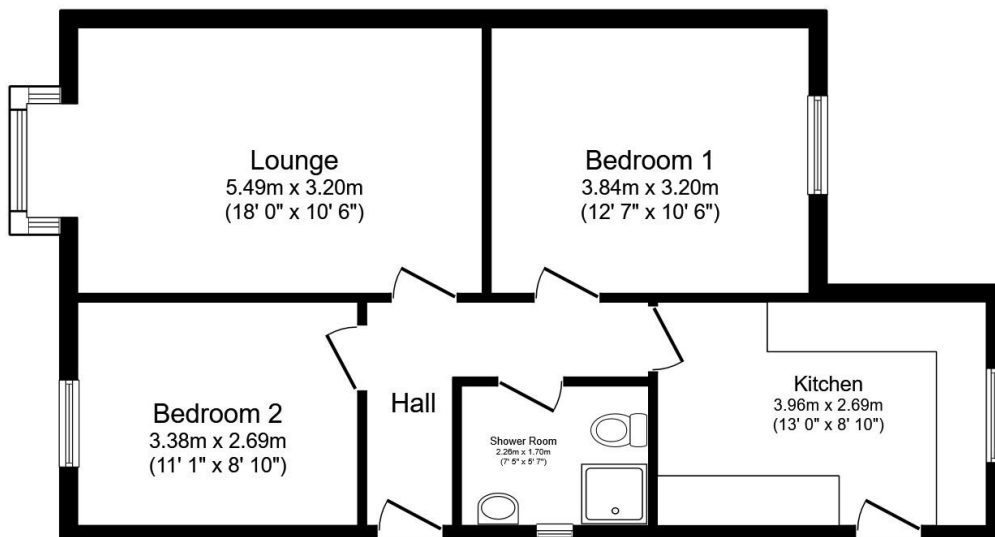
Agent's Note

Council Tax Band: 'D' £2447.35 for 2025/26

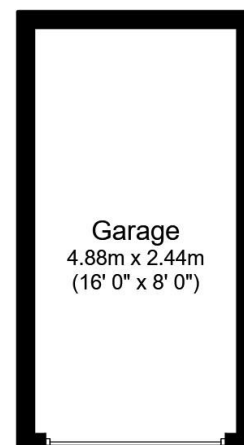
EPC Rating: 'D'

Long Term Flood Risk: Very Low





Floor Plan
Floor area 59.4 sq.m. (639 sq.ft.)



Garage
Floor area 11.9 sq.m. (128 sq.ft.)

Total floor area: 71.3 sq.m. (767 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		
81-91	B		86 B
69-80	C		
55-68	D	65 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.

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