



Trewin Ogwell Green, Ogwell

£550,000 Freehold

Detached Bungalow • Fantastic Location • Recently Refurbished and Extended • Countryside Views • Three Bedroom • Open Plan Kitchen/Diner/Living Room • Utility Room • Family Bathroom and Separate Shower Room • Front and Rear Gardens • Driveway Parking

Contact Us...

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Resting on the edge of Ogwell Green, this recently refurbished and extended 1930's detached bungalow offers peace and tranquility and benefits from dramatic far reaching views over Dartmoor and Haytor.

A part glazed front door leads into a porch area with space for coats and boots. A further door opens into the hallway.

There is a large open plan kitchen with a great selection of cabinets. Integrated appliances include dishwasher, full height larder fridge and freezer, two electric ovens with microwave between them and a large island unit with base cupboards and induction hob set into the work surface. Fabulous rural views from the kitchen sink. On one side of the room is space for a dining table and chairs and there are French doors opening to a balcony which would be ideal for al fresco dining. From this area you can also access the useful utility room which has a single drainer sink and spaces for a washing machine and tumble dryer. There are also more storage cupboards. With a window to the front of the property there is a good size lounge area for relaxing and watching television.

From the hallway there is a double bedroom at the front of the property with window facing the village green. Fitted wardrobes are another useful feature.

The family bathroom comprises of a panel bath, glass shower screen and shower over, close coupled WC and wash hand basin. Beautifully finished and part clad in marble effect panels and vinyl floor covering.

A further corridor leads to the recently extended section of the bungalow which also benefits from underfloor heating which can be individually controlled in each room. Bedroom 3 is a double room with dual aspect windows to the front and side of the property.

Bedroom one has a large storage cupboard, a window with fabulous rural views and double doors out to another terrace, perfect for enjoying your morning coffee.

A separate luxury shower room features a very large walk in shower enclosure with non-slip tray.

This is a property the current owners have designed to be a practical, contemporary family home taking advantage of the stunning views which include amazing sunsets.

To the front of the property is a sweeping block paving driveway with parking for several cars. The top of the drive also accommodates the oil storage tank for the central heating. Steps lead down to an area of lawned garden bordered by mature shrubs.

Measurements

Lounge - 15'9 × 11'9 (4.81m x 3.59m)

Kitchen/Diner - 17'1 × 15'11 (5.21m × 4.84m)

Utility - 9'9 × 5'4 (2.96m x 1.62m)

Bedroom - 11'10 × 11'9 (3.60m x 3.58m)

Bedroom - 12'5 × 11'8 (3.79m x 3.56m)

Bedroom - 13'2 × 11'8 (4.00m x 3.56m)

Bathroom - 11'9 × 5'1 (3.57m x 1.56m)

Shower Room - 7'8 × 6'7 (2.33m x 2.00m)



Important Information

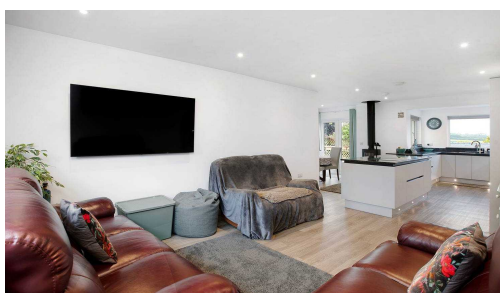
Broadband Speed - Superfast 74 Mbps (According to OFCOM)

Teignbridge Council Tax Band - D (£2333 per year)

EPC Rating - D

Mains Electric, Mains Water and Mains Sewerage Supplied

The property is freehold



Garden

The rear garden is a particular selling point of the property. It is divided in to several seating areas of decking which enjoy extensive countryside views. There is a lower lawned area enveloped by hedging and mature shrubs. Under house and under deck storage is another useful feature.

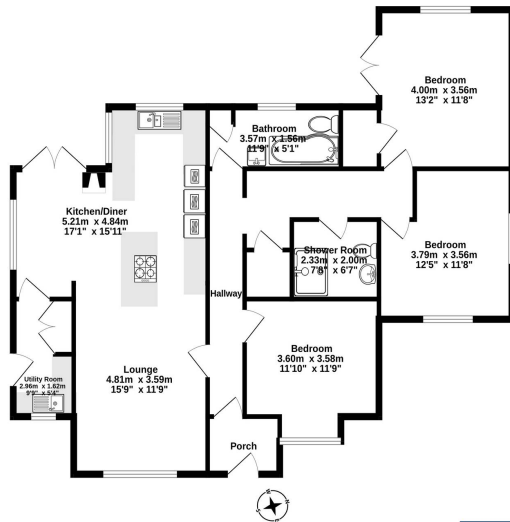


Driveway

2 Parking Spaces



Ground Floor
108.9 sq.m. (1172 sq.ft.) approx.



TOTAL FLOOR AREA: 108.9 sq.m. (1172 sq.ft.) approx.
Measurements are given to the best of our knowledge. It is not the intention of the company to provide a guarantee of accuracy. The company is not responsible for any errors or omissions in this information. The client is advised to verify the accuracy of the information by independent professional measurement. The company is not responsible for any errors or omissions in this information. The client is advised to verify the accuracy of the information by independent professional measurement.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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