



Tor Gardens

Ogwell , Newton Abbot TQ12 6BG

RENDELLS

Tor Gardens

Ogwell, Newton Abbot

Guide Price of £495,000

Strapline

- A very well presented detached bungalow
- Situated in a cul-de-sac location in Ogwell
- Entrance porch
- Lounge/dining room
- Well fitted kitchen
- Cloakroom
- Two double bedrooms
- Modern family bathroom
- Delightful private garden with views
- Single detached garage and ample driveway parking
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Situation

A very well presented detached bungalow situated in a cul-de-sac location in the quiet village of Ogwell. The well laid out accommodation comprises lounge/dining room, well fitted kitchen, cloakroom, two double bedrooms and family bathroom. There are delightful enclosed private gardens to the rear, a single detached garage and driveway parking for a number of vehicles.

Accommodation

A door to the side of the property opens into the entrance porch which then leads into the hallway where there are doors to the lounge/dining room, kitchen, cloakroom and storage cupboard with shelving. The kitchen is well fitted with a range of wall and base level units with solid wood worksurfaces, tiled splash areas and inset stainless steel sink unit with mixer tap. There is space for range cooker with chimney style extractor hood over, space and plumbing for washing machine, space for dryer and space for fridge/freezer. There is a built in wine cooler and large double glazed window to the side of the property. The lounge/dining room is a good size room with large bay window to the front of the property and two further windows to the side. There is a stone fireplace with mantle, slate hearth and multi fuel stove. From the lounge a door opens to the inner hall and from here there are doors to the two bedrooms, the family bathroom, an additional storage cupboard and hatch to the loft. Both bedrooms are double rooms with fitted wardrobes, windows to the side of the property and double doors opening to the rear garden. The family bathroom is fully tiled and fitted with modern white suite comprising P-shaped panelled bath with shower over and glazed shower screen, low level WC with concealed plumbing and wash hand basin set into vanity unit with cupboard under. There is an obscured window to the side of the property.



Gardens and Outside

Outside of the property and to the front the garden is laid to stone chippings for ease of maintenance with beds and borders stocked with a variety of trees, plants and shrubs. A driveway provides access to the single detached garage and off road parking for a number of vehicles. Pathways to both sides of the property lead to the delightful rear garden. The garden is private and enclosed by timber fencing and mature hedging with patio and lawned areas. There is a timber shed, a further raised seating area laid for ease of maintenance. From the top of the garden views of the village and the surrounding countryside can be enjoyed. Tor Gardens is freehold and connected to mains water, drainage and electricity with oil fired central heating.

Local and Planning Authority:

Teignbridge District Council

Council Tax:

Council Tax band: D

Energy Performance Certificate

EPC rating: D

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

What3Words:

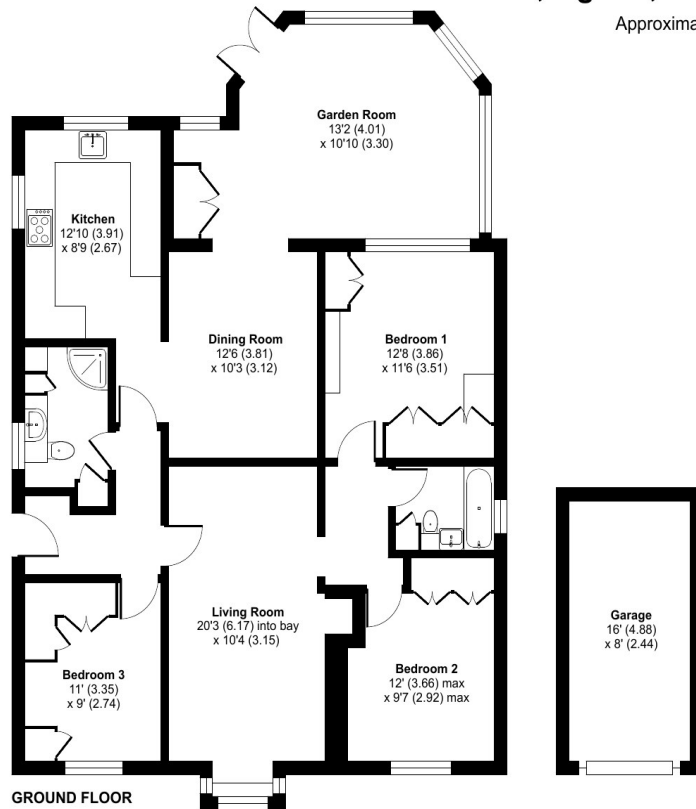
///bumping.cashier.corkscrew

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Tor Gardens, Ogwell, Newton Abbot, TQ12

Approximate Area = 1295 sq ft / 120.3 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1423 sq ft / 132.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Rendells. REF: 1169267



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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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