



Milton Bungalow

East Ogwell TQ12 6AT

0.70 acres

Established

RENDELLS

1816

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East Ogwell TQ12 6AT

Guide Price of £399,000

A detached bungalow in rural location on the outskirts of Ogwell requiring complete modernisation and refurbishment throughout.

A rare opportunity to acquire a detached three-bedroom bungalow in a highly sought-after rural location on the outskirts of Ogwell. This property offers good views over the village and surrounding agricultural land. While it requires complete modernisation and refurbishment throughout, it presents an excellent development opportunity. It will be sold vacant, with immediate legal completion available. The bungalow features a spacious living room, kitchen, two double bedrooms, a single room or study, bathroom, and cloakroom. Situated on a large, level site, it also includes a garage and parking, with the potential to extend into the attic's large apex roof space, this property is a rare find.

- Detached bungalow requiring complete modernisation and refurbishment throughout
- Highly sought after rural location on the outskirts of East Ogwell
- Excellent development potential
- Three bedrooms
- Kitchen breakfast room and porch
- Bathroom and cloakroom
- Garage and Parking
- Large level gardens
- Rural and village views
- 0.70 acres

Accommodation

The property features a spacious entrance hallway with a UPVC double-glazed front door and two windows overlooking the front aspect.

The living room has a double aspect bay window with UPVC double glazed windows offering views over the surrounding countryside and farmland towards Ogwell, beyond the village church. There is also a further window with views over the agricultural land and rural aspects, along with a tiled fireplace and an open fire. Kitchen with fitted base units, a sink, and two windows overlooking the front aspect, as well as a range of fitted cupboards and tiled flooring.

Door leading to: Bedroom 3 / Study window overlooking the front, and a door to a porch with a double-glazed door out to the rear garden and a window overlooking the surrounding agricultural land.

The front entrance hallway has a door leading to Bedroom One which features windows overlooking the rear gardens and rural aspects beyond Bedroom Two with window overlooking front garden

From the entrance hallway, there is a door to from the entrance hallway, there is a door to

Cloakroom with a low-level WC, a double-glazed window

and a door to the Bathroom which includes a panelled bath, a pedestal wash hand basin, and an airing cupboard.



Gardens and Outside:

Outside, the property is approached via an off-road parking area for two vehicles and has limited access to the garage with a pull-up and over door. The front garden is currently overgrown and features two potential lawn areas, with pathways leading to the front of the bungalow. To the left-hand side of the bungalow, there is a level lawned area with beautiful views over Ogwell, leading around to a predominantly level rear garden, fenced off with views of the surrounding village, rural aspects, and agricultural land. At the rear of the property, to the left-hand side, there is a continuation of the level lawned garden area with a door giving access to the rear of the garage.

Fencing:

The purchaser shall erect a fence of pressure creosoted posts and galvanised iron stock netting with 2 strands of barbed wire between the points A, B and C within 6 months of completion and maintain thereafter also a hedge of local species kept cut at a maximum height of 6 feet.

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 outgoing, 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.

Local and Planning Authority:

Teignbridge Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Viewings

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

Energy Performance Certificate

EPC: F

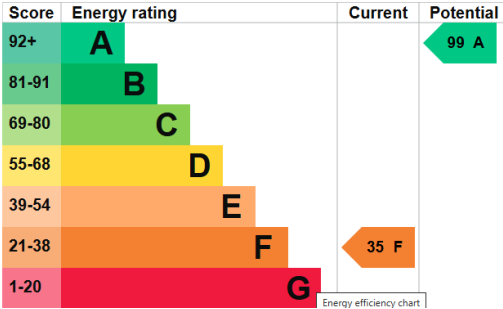
Services:

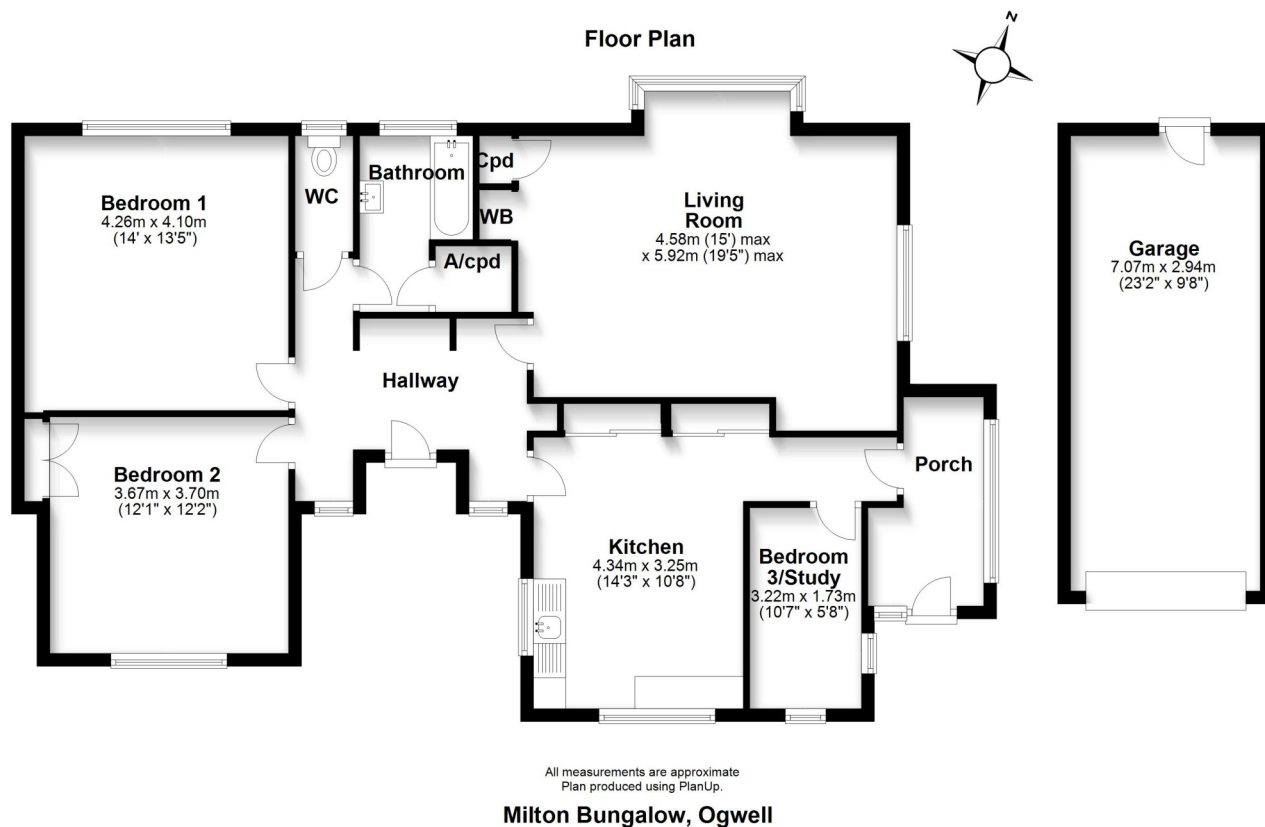
Mains electricity and drainage

Council Tax: D

What3words :

///interacts.plugin.tornado





Consumer Protection from Unfair Trading Regulations 2008

- 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.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 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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