

# Property details approval form

42 Tor Gardens, Ogwell, Newton Abbot, Devon, England, TQ12 6BG

Date: 27 May 2026

Property Ref and Version: NAB313235 - 0002

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£380,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > Detached bungalow set in a tucked away, private position
- > Generous plot with excellent scope for improvement
- > Sweeping driveway providing ample off-road parking
- > Three well-proportioned bedrooms
- > Principal bedroom with en suite
- > In need of modernisation throughout
- > Offered with no onward chain, presenting a unique opportunity

## ○ Short Description

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A unique opportunity to acquire a detached bungalow set in a secluded, tucked away position on a generous plot, approached via a sweeping driveway. Offered with no onward chain and in need of modernisation, the property features three bedrooms and offers excellent potential to add value.

## ○ Long Description

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A fantastic opportunity to acquire this detached bungalow set within a tucked away position, offering privacy and a real sense of seclusion. Approached via a sweeping driveway, the property sits on a generous and attractive plot, providing excellent potential for further enhancement (subject to the necessary consents).

Internally, the accommodation comprises a comfortable living space, kitchen, and three bedrooms, including a principal bedroom with en suite, alongside a main family bathroom. While the property would benefit from modernisation throughout, it presents a wonderful blank canvas for buyers looking to create a home tailored to their own tastes and requirements.

Offered to the market with no onward chain, this is a rare and unique opportunity to secure a property in such a desirable and private setting, with significant scope to improve and add value.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Porch

Door into the lounge.

### Lounge

19' 3" max x 10' 9" max ( 5.87m max x 3.28m max )

Double glazed bay window to the front. Fireplace. Radiator.

### Dining Room

12' max x 9' max ( 3.66m max x 2.74m max )

Sliding doors to the rear elevation. Radiator.

### Kitchen

12' max x 7' 6" max ( 3.66m max x 2.29m max )

A range of wall and base cabinets with worktops above. Cookerpoint with extractor hood above. Stainless steel sink and drainer with mixer tap. Radiator. Double glazed window to the rear and a uPVC double glazed door.

### Conservatory

14' 10" max x 8' 7" max ( 4.52m max x 2.62m max )

Glazed conservatory with doors opening on to the garden.

### Bedroom 1

12' max x 11' 9" max ( 3.66m max x 3.58m max )

Double glazed window to the rear elevation. Built in wardrobes.

### En-Suite

Walk in enclosure, low level w.c. and a pedestal sink.

### Bedroom 2

10' 9" max x 8' 10" max ( 3.28m max x 2.69m max )

Double glazed window to front elevation.

### Bedroom 3

7' 9" max x 7' 5" max ( 2.36m max x 2.26m max )

Double glazed window to front elevation.

### Bathroom

Panel bath with shower above, low level w.c. and a pedestal sink.

### Double Garage

16' 10" max x 16' 3" max ( 5.13m max x 4.95m max )

Double up and over garage doors. Power and light.

### Outside

The property sits on a lovely spot with gardens to the front and rear. There is also a sweeping driveway leading to the property.

### Agent's Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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## ○ Room Description

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## ○ Property Images



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## ○ Property Images



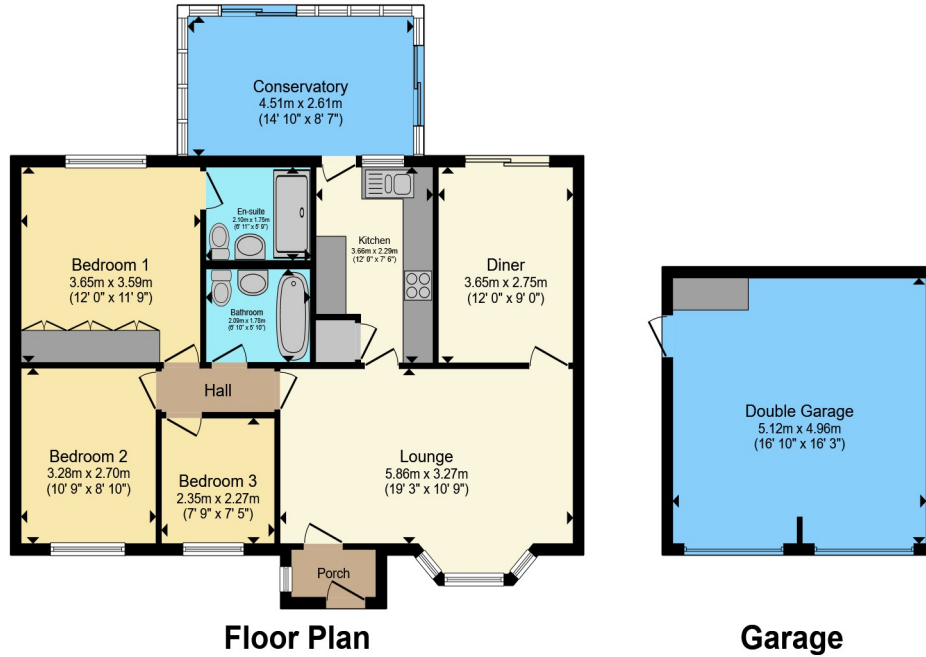
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## ○ Floor Plan



Total floor area 118.1 m<sup>2</sup> (1,271 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

Connells

## ○ Approval

Signature

Date

	Signature	Date
Harry Saunders-Irish		
Liam Move With Us		