

**SAMPLE
MILLS**



**Canada Hill
East Ogwell
Newton Abbot
Devon**

£295,000
FREEHOLD





Canada Hill, East Ogwell, Newton Abbot,
Devon

£295,000 freehold

A Unique Detached Three-Bedroom Home in a Semi-Rural Setting

A rare opportunity to purchase this **detached three-bedroom family home**, enjoying a desirable semi-rural position in TQ12 6AF.

The property has been **owned by the same owner from new** and was originally built specifically for them, being **the very first house constructed on the road**. This gives the property a unique history and individuality rarely found today.

The accommodation comprises **three bedrooms, a reception room and well-proportioned living space**, together with **private parking and a garage**.

Enjoying a peaceful semi-rural setting, this attractive home offers the perfect combination of a tranquil location whilst remaining conveniently positioned for local amenities and transport links.

A home with this history, combined with its **detached position, three bedrooms, garage and parking**, is rarely available and warrants an early viewing.



Step up to:

Porch

Handrails. Composite door to:

Entrance Hallway

Access to loft area. Economy 7 heater.

Lounge – 3.60m x 3.00m (11'10" x 9'10")

Feature fireplace. Economy 7 heater. Picture rail. uPVC double glazed boxed bay window looking over the front with excellent panoramic views over Newton Abbot and the surrounding area.

Bedroom 1 – 3.60m x 3.00m (11'10" x 9'10")

uPVC double glazed boxed bay window with panoramic views looking over the front, over Newton Abbot and the surrounding area. Economy 7 heater.

Bedroom 2 – 3.60m x 3.00m (11'10" x 9'10")

uPVC double glazed window to the side. Economy 7 heater.

Bedroom 3 – 3.70m x 3.60m (12'2" x 11'10")

Economy 7 heater. Feature fireplace. Built-in wooden storage cupboards. uPVC double glazed window to the side.

Galley Kitchen – 4.90m x 1.50m (16'1" x 4'11")

Base units. Sink unit with taps over. Double glazed window x 2. Glazed door to the rear. Electric consumer meter. Door to:

Bathroom

Wash-hand basin. Low level w/c. Shower.

Lean-to Workshop – 4.20m x 1.60m (13'9" x 5'3")

Outside

The property has a driveway to the front with steps leading up to the front door. There is a concrete garage (4.20m x 1.60m – 13'9" x 5'3"). There is an open planned lawned garden to the front with fence surround, mature trees, borders and shrubs. There are some great panoramic views over the surrounding area towards Wolborough, over Newton Abbot and over the surrounding area.

The property has gardens to the rear and path to the rear which is paved. The rear garden is lawned with hedgerow, mature trees, borders and shrubs.

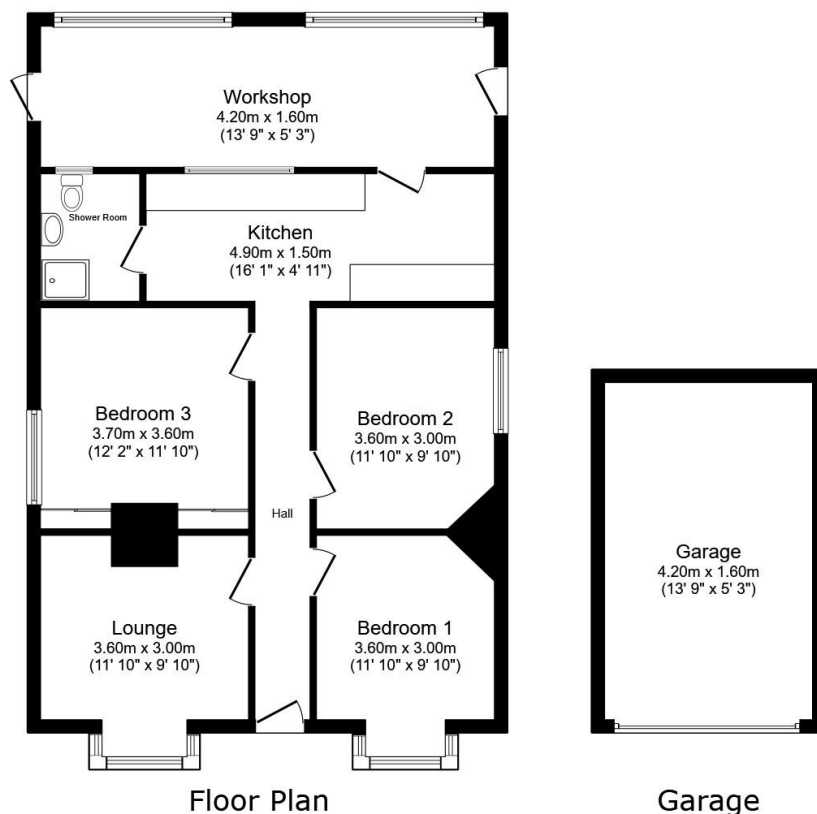
Agent's Note

Council Tax Band: 'D' £2567.30 for 2026/27

EPC Rating: 'F'

Long Term Flood Risk: Very Low





Total floor area: 103.3 sq.m. (1,112 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		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	31 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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