



Ogwell

- Smart Detached Bungalow
- 2 Double Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Bath/Shower Room & Separate WC
- Front & Rear Gardens
- Garage & Parking
- Cul-de-sac Position

Asking Price:

£290,000

Freehold

EPC RATING: E42

7 Tor Gardens, Ogwell, TQ12 6BE - Draft

A beautifully presented detached bungalow situated in a highly sought-after cul-de-sac and boasting lovely landscaped gardens. The spacious accommodation comprises two double bedrooms, a spacious lounge/dining room with multi fuel burning stove and a modern kitchen and bath/shower room. Calor gas central heating and double glazing are installed and there are easy to maintain gardens and a garage. Internal viewings come highly recommended to appreciate the location and accommodation this lovely home offers.

Tor Gardens is a popular cul-de-sac and is located within the picturesque and highly coveted village of East Ogwell which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school, church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

Accommodation

The entrance porch leads to the lounge/dining room which is a very light and spacious dual aspect room with patio doors to the garden and a feature fireplace with inset multi fuel burning stove. The inner hallway leads to the kitchen with a range of wall and base units and an integrated oven and hob and window to front and door to outside. There are two double bedrooms both with outlook to rear garden and a modern bathroom with separate WC.

Outside

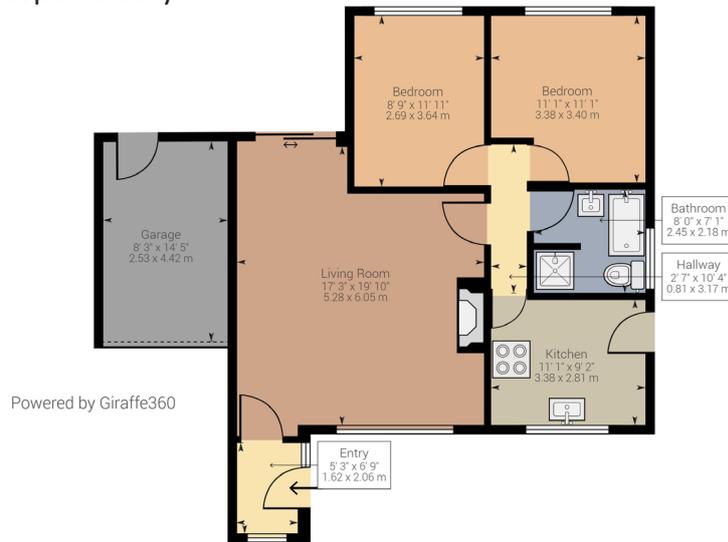
Outside to the front there is a lawned garden with flower and shrub borders. The rear garden offers a degree of seclusion and has been attractively landscaped with a large paved patio, retaining wall and steps to tiered lawns and a further patio and raised flower beds.

Parking

There is a double width driveway leading to the garage.

Agents Notes: Council Tax Band: Currently Band D

Floor Plans - For Illustrative Purposes Only



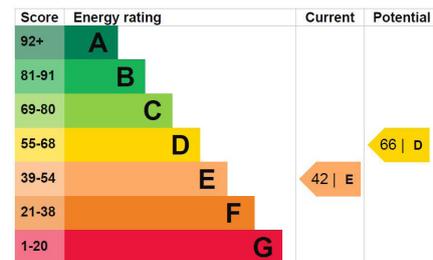
Approximate net internal area: 761.23 ft² (884.74 ft²) / 70.72 m² (82.19 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Follow the road up and over Canada Hill. Turn right at the green and follow the road down over the green into the village. Take the first right into Mill Lane. Bear left into Croft Road. Turn right into Tor Gardens.

Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information provided would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.