



Bunting Close, Ogwell, Newton Abbot, Devon

£435,000 freehold



SAMPLE MILLS & Co.



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Devon**

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Sample Mills & Co are pleased to offer an individually designed Detached family property offering spacious living accommodation throughout, set in approximately 0.5 acres. The accommodation includes a large reception hall, , 2 separate reception rooms, a well fitted kitchen/breakfast room, 5 bedrooms, master en suite and a family bathroom. The property benefits from gas fired central heating with hive smart control, double garage and ample off road parking.

The property, which is ideally suited for a large or growing family, is conveniently positioned for all local amenities to include the popular Canada Hill Primary School, town centre, Exeter/Plymouth Link Roads and the main London Paddington rail line.

For those seeking a large family home, viewing is highly recommended.



Porch

Hardwood double glazed door. Tiled porch.

Reception Hallway

Laminated wooden flooring. Coving to ceiling. Radiator. Galleried staircase to landing.

Lounge

Feature fireplace with coal effect gas fire, marble effect insert with surround. Double glazed windows, front, rear and side hardwood double glazed patio doors onto the garden. Coving to ceiling. Connecting door to kitchen.

Dining Room

Double glazed windows to front. Serving hatch. Coving to ceiling.

Kitchen/Breakfast Room

Range of fitted base and wall units with ample worktops, breakfast bar and built in kitchen appliances, stainless steel double sink drainer. Windows to rear. Connecting door to:

Rear Porch

Doors to rear. Boiler room. Cloakroom.

Landing

Built in double storage cupboard/airing cupboard. Access to loft.

Bedroom 1

Double glazed windows looking over the rear and door off to en suite, 3 piece suite.

Bedroom 2

Double glazed windows looking over the rear.

Bedroom 3

Double room. Double glazed window looking over the front.

Bedroom 4

Double room. Double glazed window looking over the front.

Bedroom 5/Study

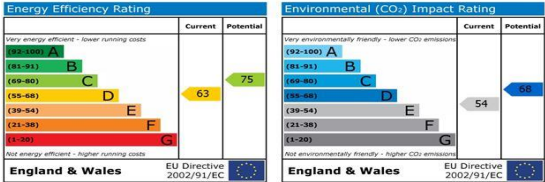
Dual aspect windows looking over the front. Built in storage cupboards.

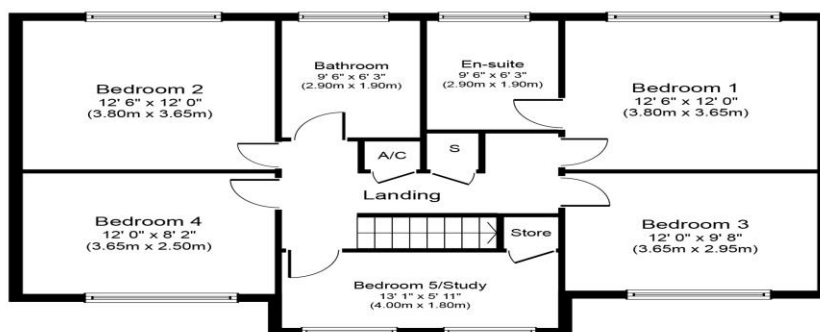
Family Bathroom

4 Piece suite to include shower cubicle and double glazed window.

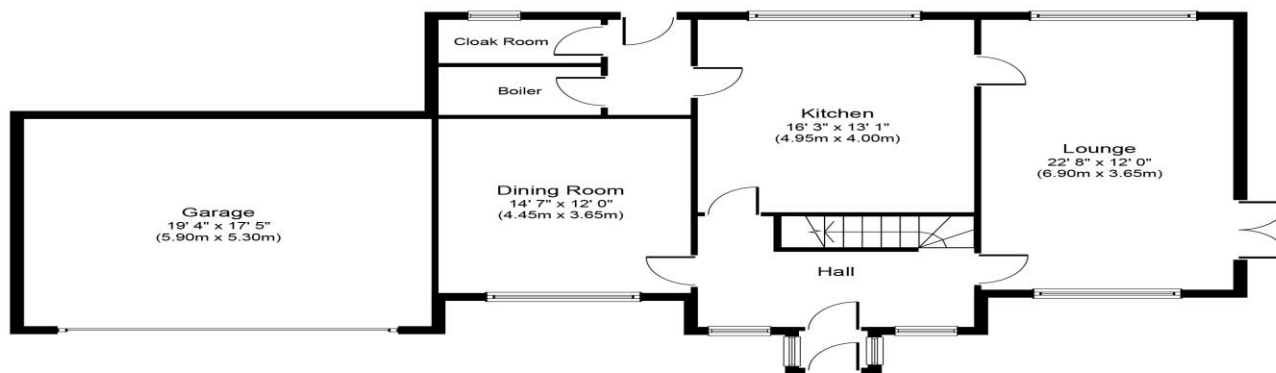
Outside

The property occupies a larger than average size plot, approximately 0.5 acre, that includes its own tarmac driveway that has ample parking for cars, motor home and boats, a large attached double garage with loft storage and automated double garage door, patio area that leads on to a large south facing level lawned garden which is enclosed, with a wooded copse area with mature trees, shrubs and plants, and a playhouse/store for garden furniture.





First Floor
Approximate Floor Area
899 sq. ft.
(83.5 sq. m.)



Ground Floor
Approximate Floor Area
1,251 sq. ft.
(116.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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