

**SAMPLE
MILLS**



**Tor Gardens
East Ogwell
Newton Abbot
Devon**

£260,000
FREEHOLD





Tor Gardens, East Ogwell,
Newton Abbot, Devon

£260,000 freehold

A Detached mature spacious 2 bedroom Bungalow situated in the popular area of East Ogwell, within easy striking distance of Newton Abbot town centre and Totnes. Easy access to all other amenities and main rail line station Newton Abbot, that runs to London Paddington on a daily basis.

The property is sold with **NO CHAIN** and offers spacious accommodation to include porch, reception, 2 bedrooms, lounge, kitchen/breakfast room, utility and bathroom.

The property has good off road parking and has a patio garden to the rear, steps up to a further lawned garden which has a good range of mature borders trees and shrubs.



Storm Porch

uPVC double glazed windows and doors. Rail. Steps leading to the front door.

Reception Hallway

Access to loft area. Concealed lighting. Double panelled radiator. Doors off to:

Lounge – 5.00m x 3.20m (16'5" x 10'6")

Facing the rear. uPVC double glazed window and door providing access onto the rear patio garden. TV point. Shelving. Doors off to:

Bedroom 1 – 4.50m x 3.60m (14'9" x 11'10")

uPVC double glazed window looking over the front. Double panelled radiator.

Bedroom 2 – 3.70m x 3.20m (12'2" x 10'6")

uPVC double glazed window looking over the front. Double panelled radiator.

Bathroom

Comprises 5 piece suite. Vanity wash-hand basin. Low level w/c. Further wash-hand basin. Wet room with built-in Mira shower. Panelled bath. Tiled walls. Concealed lighting. Rail. Extractor fan. uPVC double glazed window to the rear.

Kitchen – 5.01m x 3.70m (16'5" x 12'2")

A range of fitted base units. Worktop surface areas. Breakfast bar. Wall mounted cupboards. Plumbing for dishwasher. Built-in double oven. Induction hob. Stainless steel drainer with mixer tap over. uPVC double glazed windows and door providing access to the rear. The door also gives access to:

Rear Utility – 3.30m x 1.20m (10'10" x 3'11")

Double glazed windows. Wooden flooring. Wall mounted boiler. Light and power.

Outside

The property has a driveway with parking for several cars to the front with brick paved driveway and tarmacked hard standing to the side with parking for several cars. Steps with wooden railing leads to the front. Range of borders and shrubs.

The rear garden comprises a patio area, storage area and covered area. There is also a useful outside storage shed with light and power. A patio area with steps up to a level lawned garden with mature garden, borders and shrubs, outside wooden garden shed, good range of borders, shrubs and plants.

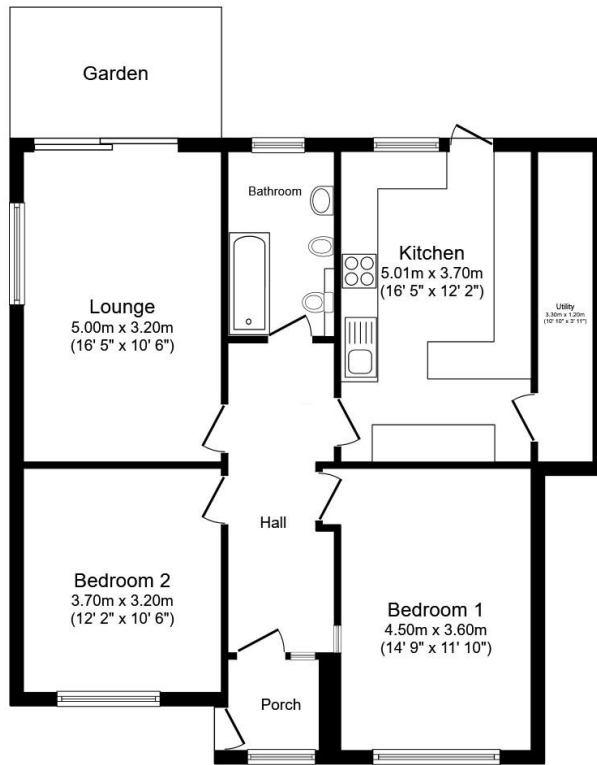
Agent's Note

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

EPC Rating: 'F'

Long Term Flood Risk: Very Low





Floor Plan

Total floor area: 81.0 sq.m. (872 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		
39-54	E		45 E
21-38	F	21 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.