

**SAMPLE
MILLS**



**Canada Hill
East Ogwell
Newton Abbot
Devon**

£295,000
FREEHOLD





Canada Hill, East Ogwell, Newton Abbot,
Devon

£295,000 freehold

A Detached 3 bedroom Bungalow occupying a larger than average size plot, approximately 1/3 acre, with outstanding views over the surrounding area over Ogwell and towards Wolborough. The property is in need of updating and would provide an ideal project for those seeking an individual plot in this select residential area that does not often become available.

East Ogwell is a pretty village with its own church, primary school and pub. There is also a bus service to Newton Abbot town centre, which has a wide range of facilities and amenities including shops, hospital, primary and secondary schools, various leisure facilities and the main rail line station to London Paddington.

The accommodation internally comprises entrance hallway, lounge, 3 bedrooms, a galley kitchen, bathroom and workshop to the rear.

Further benefits include double glazing, economy 7 heating, garage, driveway and gardens.

The property is being sold with **NO CHAIN**.



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.

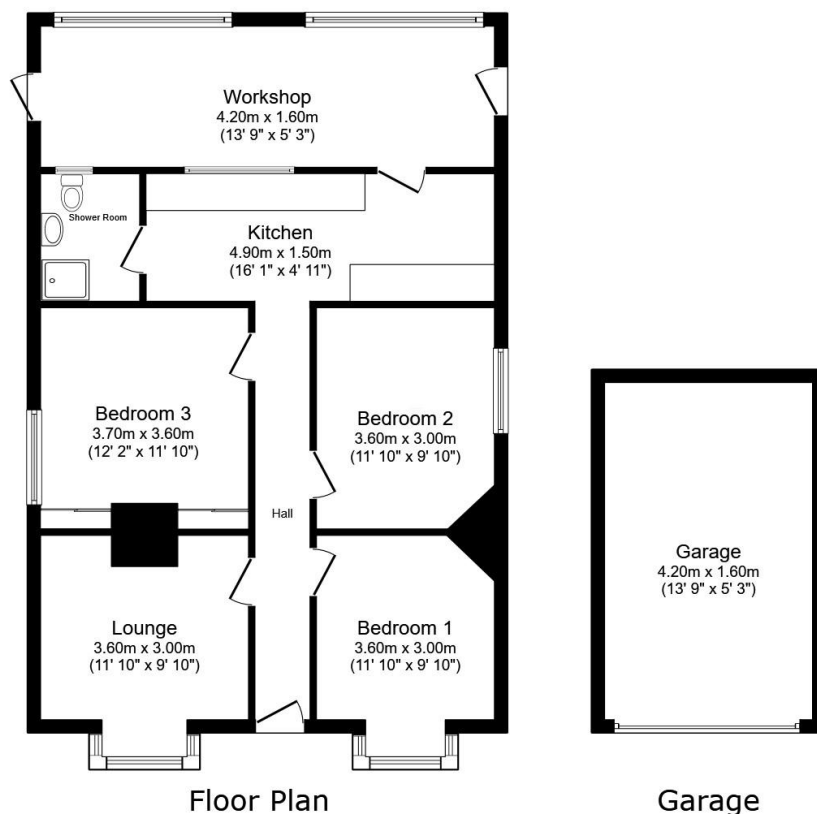
Agent's Note

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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