





39 Tor Gardens, Ogwell, Newton Abbot, TQ12 6BE

A superb detached bungalow in a picturesque village with wonderful rear garden.

- 3 Bedrooms (Master En-Suite)
- 19 ft Lounge with Fireplace
- Separate Dining Room
- Modern Fitted Kitchen & Bathroom
- Large Secluded Rear Garden
- Detached Double Garage & Driveway
- uPVC Double Glazed Conservatory
- Sought After Village Location
- Open Views Across Village
- Rare Opportunity

Located at the end of a cul-de-sac and enjoying an open aspect from the front, this spacious detached bungalow is a credit to the current owners.

Beautifully presented and well-maintained, the property occupies a large plot with a particularly attractive and most privately enclosed garden at the rear; colourfully planted and landscaped and complete with a summer house. Excellent parking is provided by a tarmac driveway to the side which leads past the side of the bungalow to a detached double garage with twin remote electric doors.

Tor Gardens is a particularly well-regarded cul-de-sac within the picturesque and highly sought-after village of East Ogwell. A previous winner of Devon In Bloom, the village offers a local inn, village hall, tennis court and church. Newton Abbot town centre with its extensive range of amenities is around 2 miles drive.

The accommodation on offer includes a good size lounge with chimney, a separate dining room with patio doors, a double-glazed conservatory, modern fitted kitchen with integrated appliances 3 bedrooms; the master with modern en-suite shower room/WC and a family bathroom with modern white suite including a spa bath.

ACCOMMODATION

Entrance Hallway	
Lounge	19' 1" (5.82m) x 10' 9" (3.28m)
Dining Room	12' 0" (3.66m) x 9' 0" (2.74m)
Kitchen	11' 11" (3.63m) x 7' 5" (2.26m)
Conservatory	19' 2" (5.84m) x 10' 0" (3.05m)
Master Bedroom	12' 0" (3.66m) x 12' 0" (3.66m)
En Suite Shower Room	
Bedroom 2	10' 10" (3.3m) x 9' 0" (2.74m)
Bedroom 3	7' 8" (2.34m) x 7' 6" (2.29m)
Bathroom	

OUTSIDE

The gardens to both the front and rear are of an excellent size and can only be fully appreciated by viewing. The rear is secluded and imaginatively landscaped with winding pathways and colourful planting.

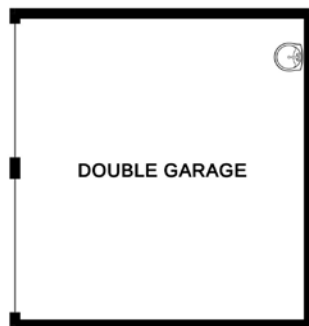
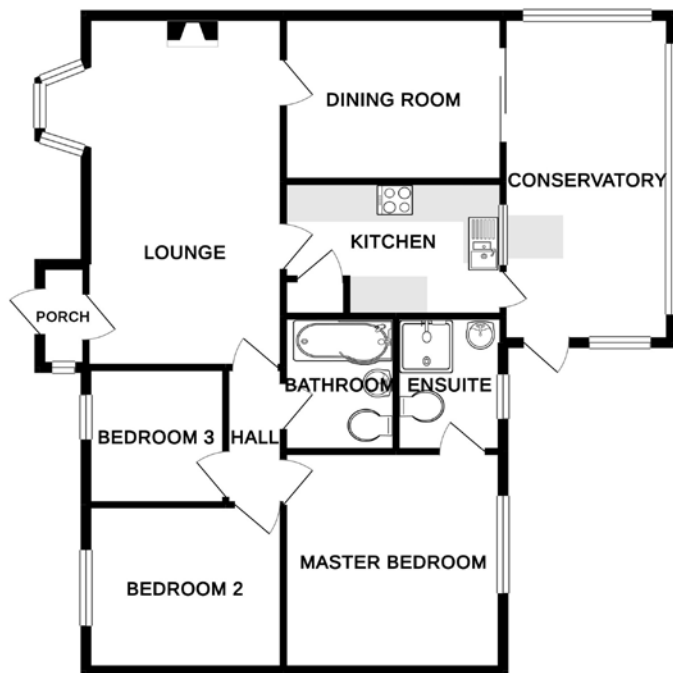
PARKING

Side driveway and detached double garage with remote electric doors.

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 supplied 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.



GROUND FLOOR 1274 sq. ft.
(118.3 sq. m.)



TOTAL FLOOR AREA : 1274 sq. ft. (118.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council - Band E

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

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.

