



Webber Close, Ogwell, Newton Abbot, Devon

£195,000 freehold



SAMPLE MILLS & Co.



**Webber Close, Ogwell,
Newton Abbot, Devon**

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An extended 3 bedroom End Linked house situated in the ever popular village of Ogwell, on the edge of Newton Abbot.

The property lies close to the renowned Canada Hill Primary School, as well as open countryside walks, village Pub and Church, and easy driving access into the town centre and Totnes a short distance away.

The flexible accommodation comprises entrance hall, opening through to a sitting room, conservatory and a bespoke hand-made kitchen. The original kitchen has been converted into a utility room and there is an extended 3rd bedroom/dining room on the ground floor (currently used as a dining room).

From the entrance hall stairs lead to the first floor where there are 2 further double bedrooms and a bathroom and WC.

The property also has the benefit of part electric heating, double glazing and designated off road parking.

A further feature is a corner plot garden, offering a Mediterranean feel with gravel areas, an abundance of mature trees, plants and shrubs, a garden pond and waterfall feature and a chimney effect barbeque area. There is also a summerhouse/outbuilding which could be adapted into a home office if required.



Door opening through to:

Entrance Hall

Tiled floor. Telephone point. Staircase rising to first floor. Glazed door opening through to:

Sitting Room

TV point. Stripped floor. Covling to ceiling. Electric radiator Door into the kitchen. Opening through to:

Conservatory

Double glazed. Electric heater. Stripped floor. Double doors to the rear garden.

Kitchen

Inset Belfast style sink unit with cupboard space below and mixer tap over. Gas cooker point. Space for fridge and freezer. Plumbing for dishwasher. Handmade fitted matching wall and base units. Wooden worktop surface areas. Carpet tile walls. Tiled floor. Built-in shelf larder. Double glazed sky light. UPVC double glazed door to the side garden.

Utility Room

Plumbing for automatic washing machine. 2 Worktop surface areas with space below for further appliances. Laminated flooring. Window to front. Opening through to:

Dining Room/Bedroom 3

UPVC double glazed doors to the rear garden. Laminated flooring. Ceiling rose.

First Floor Landing

Hatch to the roof space. Electric radiator.

Bedroom 1

UPVC double glazed window overlooking the rear. Covling to ceiling. Electric radiator.

Bedroom 2

UPVC double glazed window to front aspect. Shelved recess over the steep stairs. Built-in airing cupboard housing tank with electric emersion switch.

Bathroom

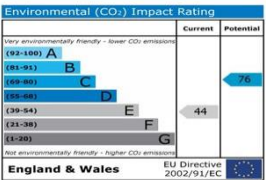
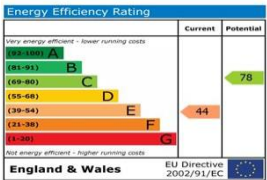
Panelled bath with fitted shower. Pedestal wash-hand basin. Low level WC. Partly tiled walls. Obscure uPVC double glazed window. Spot light points.

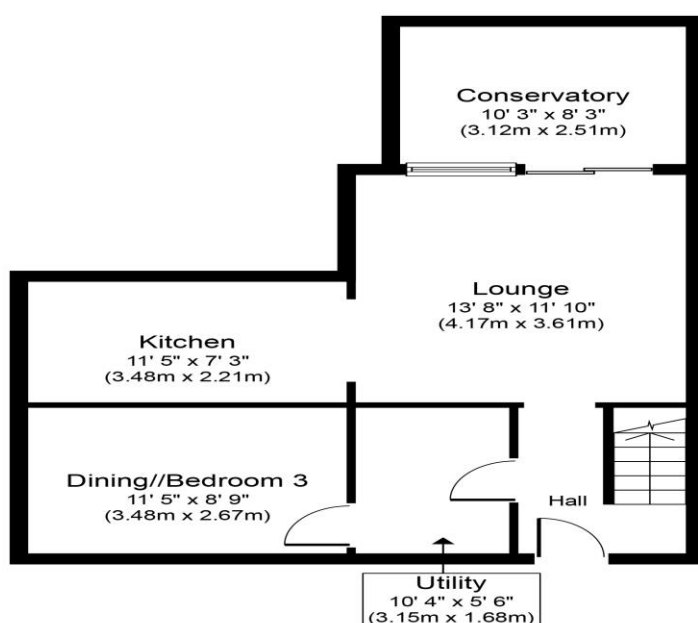
OUTSIDE

To the front of the property there is an area laid to patio, into an area which has been laid to gravel. There is an outside store with an outside light.

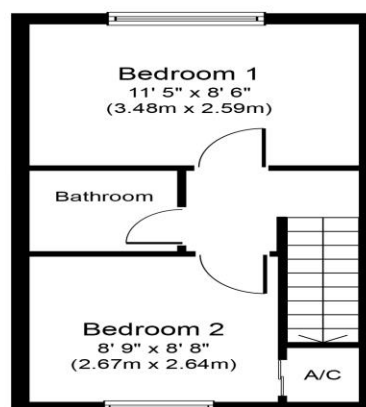
From the dining room/bedroom3 double doors provide access to the side garden, which is predominately laid to gravel over 2 areas, stocked with a host of mature trees, plants and bushes, and are extremely well laid out providing that Mediterranean feel. There is an area which has been laid to decking onto a garden pond with waterfall feature. There is also a summer house with power and light, but the garden is extremely private and again offers a great deal of privacy and seclusion and a Mediterranean style feel. There is also a chimney feature and barbeque area.

There is a further garden to the rear which is predominately laid to paving, again stocked with various bushes and shrubs. There is a garden shed, and in addition there is 1 car parking space directly outside the rear gate with the second being nearby.





Ground Floor
Approximate Floor Area
552 sq. ft.
(51.3 sq. m.)



First Floor
Approximate Floor Area
269 sq. ft.
(25.0 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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