

# SAMPLE MILLS & Co.

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Coniston Road  
Ogwell  
Newton Abbot

Price **£157,000**

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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Ogwell  
Newton Abbot  
TQ12 6YJ

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ABOUT THE PROPERTY:

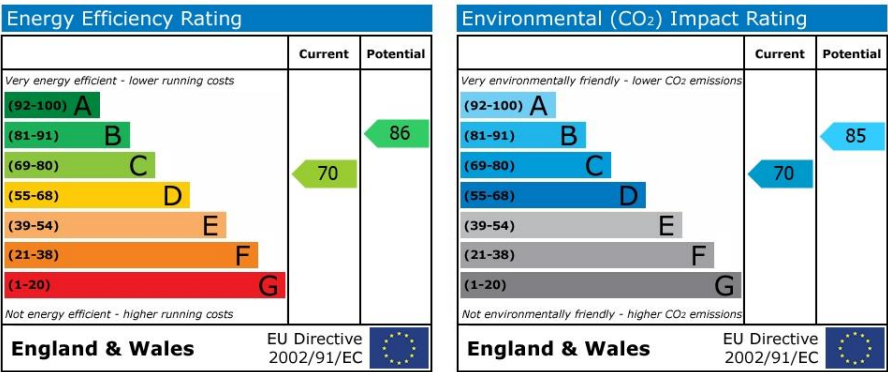
This well presented, low maintenance 2 Bedroom Mid Terraced House is situated in the sought after village of Ogwell. The property is within walking distance of the popular Canada Hill Primary School and there are lovely walks through Bakers Park towards Newton Abbot town centre. The accommodation comprises Entrance Porch, Entrance Hall, a fitted Kitchen, Lounge, 2 Bedrooms and a Bathroom. There are low maintenance front and rear gardens and allocated parking. The property also benefits from uPVC double glazing, gas central heating and is being offered with NO ONWARD CHAIN. An internal viewing is highly recommended.

Directions

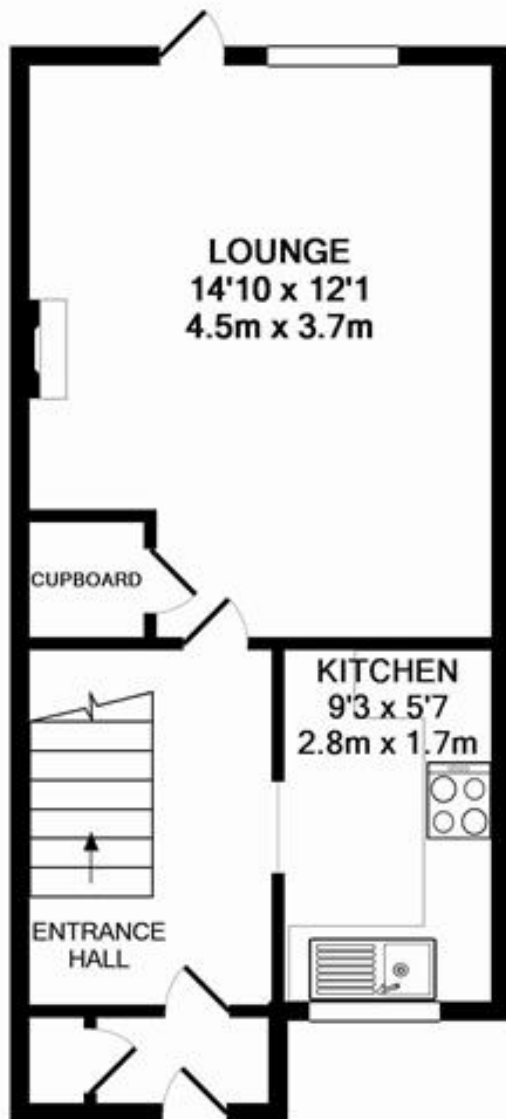
From our Newton Abbot office continue on Wolborough Street which in turn leads onto the Totnes Road. Proceed to the roundabout and take the first turning right, continuing down the hill turning left into Reynall Road. Continue along Reynall Road for some distance turning right into Coniston Road.

Disclaimer

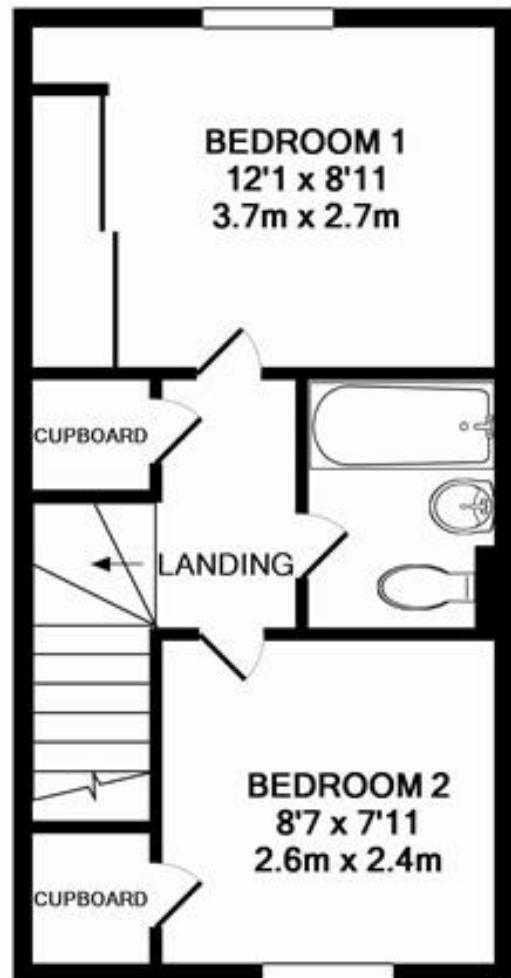
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







**GROUND FLOOR**  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.5 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. 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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