



Canada Hill, Ogwell, Newton Abbot, Devon

£475,000 freehold



SAMPLE MILLS & Co.



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This Detached Bungalow, having originally been built in 1920, has been completely renovated in the past couple of years by its present owners, including a new roof, which was done in 2016, together with new plumbing, new electrics, brand new fitted kitchen and bathrooms, and new central heating system, new windows, and in addition, complete new flooring throughout, which was done in 2017.

The full accommodation comprises hard wood door opening through to contemporary fitted kitchen/breakfast room with utility room off, opening through to a dining area and garden room/reception room 3 which has French doors onto the patio area. From the kitchen there is access opening to an inner hall where there are 2 bedrooms and a shower room and wc. From the inner hall, a staircase rises to the first floor landing which could be used as an office area, there are 2 further bedrooms, each having doors onto a verandah and a further bathroom and wc.

Outside, the property stands in approximately 1/4 acre of grounds where there are patio areas, and gardens predominantly laid to lawn, stocked with a host of mature bushes, plants and trees. In addition, there is a detached garage plus parking for several cars.

Situated in the popular village of Ogwell, close to the popular Canada Hill primary school and the village centre with its green, Public House and Church. Good access can be gained to both Totnes and Newton Abbot with its further range of recreational amenities including secondary schools, sports centres, bus services and good rail links serving nearby towns and villages. Found in excellent order throughout and having been much improved to a high specification by its present owners, viewing is highly recommended.



Part glazed and oak door opening through to:

Kitchen/Breakfast Room

Contemporary fitted kitchen comprising a 1½ bowl inset single drainer sink unit with mixer taps. Comprehensive range of matching wall and base units. American Pecan worktop surface areas incorporating splash backs areas. Plumbing for dishwasher. Recess for fridge/freezer. Gas cooker point with extractor over. Oak flooring. Double glazed window with 2 aspects overlooking the side and front. From the front, distant countryside views are obtained. UPVC half double glazed door to the rear garden. Inset LED downlights. Concealed lighting within the units. Opening through to:

Dining Area

Further base and drawer units, with extending American Pecan worktop surface areas. Double glazed windows with 2 aspects overlooking the front and enjoying distant countryside views. Double panelled radiator. Inset LED downlights. Continuing into an inner hall. Door opening through to:

Lounge

Double panelled radiator. TV point. Double glazed windows with 2 aspects overlooking the front and side. Inset LED downlights. Opening through to:

Garden Room/Reception Room 3

Double glazed window overlooking the garden. Tall panelled radiator. UPVC double glazed French doors to the patio.

Utility Room

Oak flooring. American Pecan worktop surface areas. Space and plumbing for automatic washing machine and tumble dryer. Power and light. Electric fuse board. Double glazed window. A Vaillant wall hung gas boiler for hot water and central heating system.

Inner Hall

Built-in under stairs storage cupboard.

Staircase

Rising to first floor.

Bedroom 3

Radiator. Double glazed window overlooking the garden.

Bedroom 4

Radiator. Double glazed window .

Shower Room & WC

Having recently been fitted there is a walk-in double shower cubicle, dual shower both freestanding and fitted. Fully tiled walls. Oak flooring. Low level wc. Inset wash-hand basin with mixer taps and cupboard space below. Heated towel rail. Inset LED lights. Extractor fan. UPVC double glazed window.

First Floor Landing

Which could be used as an office area or useful storage. Double glazed Velux window. Radiator. Built-in storage cupboard. Hatch to the roof space.

Master Bedroom

Double glazed Velux window enjoying countryside views. Double panelled radiator. Inset LED downlights. Double glazed double doors onto the verandah from which views over the garden and towards the surrounding countryside are obtained.

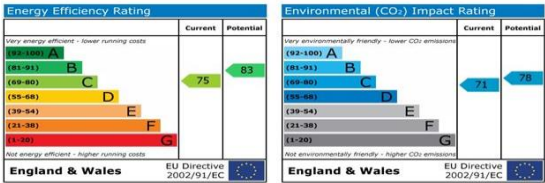
Bedroom 2

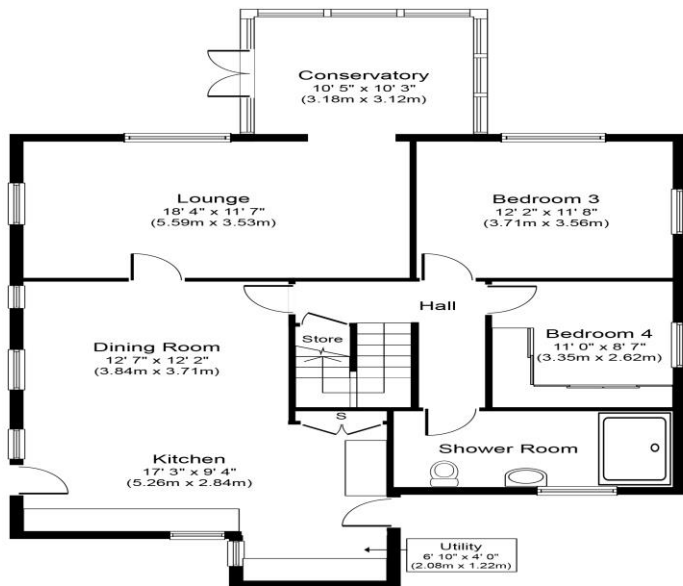
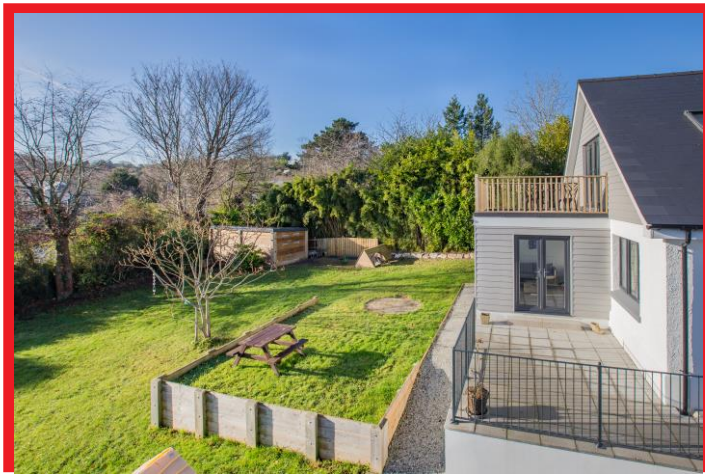
Double panelled radiator. Double glazed Velux windows enjoying countryside views. Double glazed double doors onto a further verandah/balcony.

Bathroom & WC

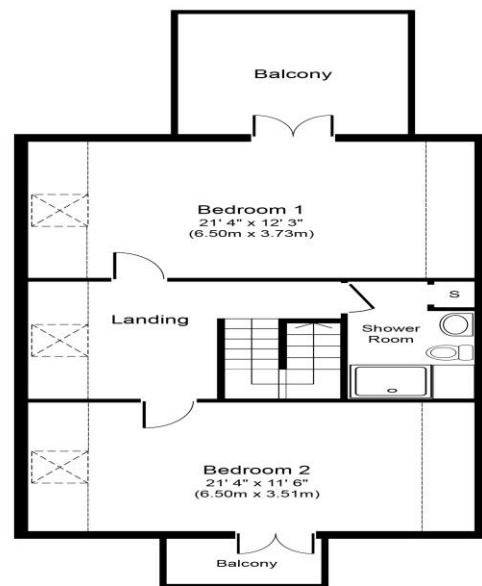
Panelled bath with fitted dual shower both handle and fitted. Low flush wc. Pedestal wash-hand basin. Partly tiled walls. Heated towel rail. Built-in shelved cupboard. Double glazed Velux window.

Lower Combe is approached by an iron gate with steps up to an area which has been laid to patio, sweeping to either side. One side which has an outside tap with a raised area surrounded by hedges and various bushes.. Access is from the rear onto a garden to the other side which is predominantly laid to lawn, where there are 2 garden sheds, there is a raised area which has been laid to patio and predominately lawn laid out with bushes, plants and trees. In addition, there is the detached garage with security lighting, plus off road parking for several cars.





Ground Floor
Approximate Floor Area
1,140 sq. ft.
(105.9 sq. m.)



First Floor
Approximate Floor Area
722 sq. ft.
(67.1 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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