



**SAMPLE
MILLS**

**Coniston Road,
Ogwell,
Newton Abbot
Devon**

£280,000
FREEHOLD





**Coniston Road, Ogwell, Newton
Abbot, Devon**

£280,000 freehold

A spacious Detached 3 bedroom Bungalow situated in the popular residential area of Ogwell, offered for sale in excellent decorative order throughout.

The property is within easy access of the town centre and local amenities including Primary and Secondary schools, doctors surgeries, leisure centre and pleasant countryside walks close by. Road and rail links are also within easy driving distance with a mainline rail link to London Paddington.

The accommodation comprises entrance hall, L shaped lounge/diner, a refitted kitchen and bathroom and 3 bedrooms.

Further features include a detached garage, off road parking and mature gardens.

An early viewing is highly recommended.



Storm Porch

uPVC double glazed window and display window through to:-

Entrance Hall

Mat well. Coved ceiling. Consumer box. Radiator. Access to loft area. Smoke detector. Airing cupboard with fitted shelving.

L shaped Lounge/Dining Room

Lounge area – 17'7" x 11'4" (5.36m x 3.45m)

Fitted living flame gas fire. Recesses to either side of chimney breast. Coved ceiling. Double panelled radiator. TV point.

Dining area – 12'2" x 9'9" (3.71m x 2.97m)

uPVC double glazed window. Radiator. Coved ceiling.

Kitchen – 9'6" x 8'2" (2.90m x 2.49m)

Fitted with a range of base units with high gloss finish. Work top surfaces areas over. Built in induction hob. Built in double oven with storage above and below. Matching range of wall mounted units. Concealed lighting. One and a half bowl stainless steel sink drainer unit with chrome mixer tap. Plumbing for washing machine. Vinyl flooring. Further range of wall mounted storage cupboards. Integrated fridge freezer. uPVC double glazed window to rear aspect. uPVC double glazed door leading onto the rear. Double panelled radiator.

Bedroom 1 – 11'4" x 9'4" (3.45m x 2.84m)

uPVC double glazed window to front aspect. Radiator. Coved ceiling.

En Suite

3 piece suite comprising shower cubicle, tiled walls, low level WC, wash hand basin. Fixed mirror. Shaver light and socket. Extractor fan. Concealed lighting. uPVC obscure double glazed window. Wall mounted chrome ladder radiator. Coved ceiling.

Bedroom 2 – 13'2" x 11'9" (4.01m x 3.58m)

uPVC double glazed box window to front aspect. Radiator. Coved ceiling.

Bedroom 3 – 9'8" x 8'3" (2.95m x 2.51m) plus wardrobe

uPVC double glazed window to side aspect. Radiator. Coved ceiling. Built in storage cupboard/wardrobe with hanging rail and shelving.

Bathroom

3 piece suite comprising panelled bath with shower over and fully tiled walls. Low level WC. Vanity unit with inset wash hand basin. Radiator. Shaver socket. Tiled flooring. Recessed spotlights. uPVC obscure double glazed window to side aspect. Coved ceiling.

OUTSIDE

To the front of the property is a paved driveway providing off road parking for several vehicles leading up to a Detached Garage. Wrought iron gate and path leads round to the rear garden.

Detached Garage 17'4" x 8'4"

Pitched roof. Electric up and over door. Power and light. Workbench. Personal door to/from the rear garden.

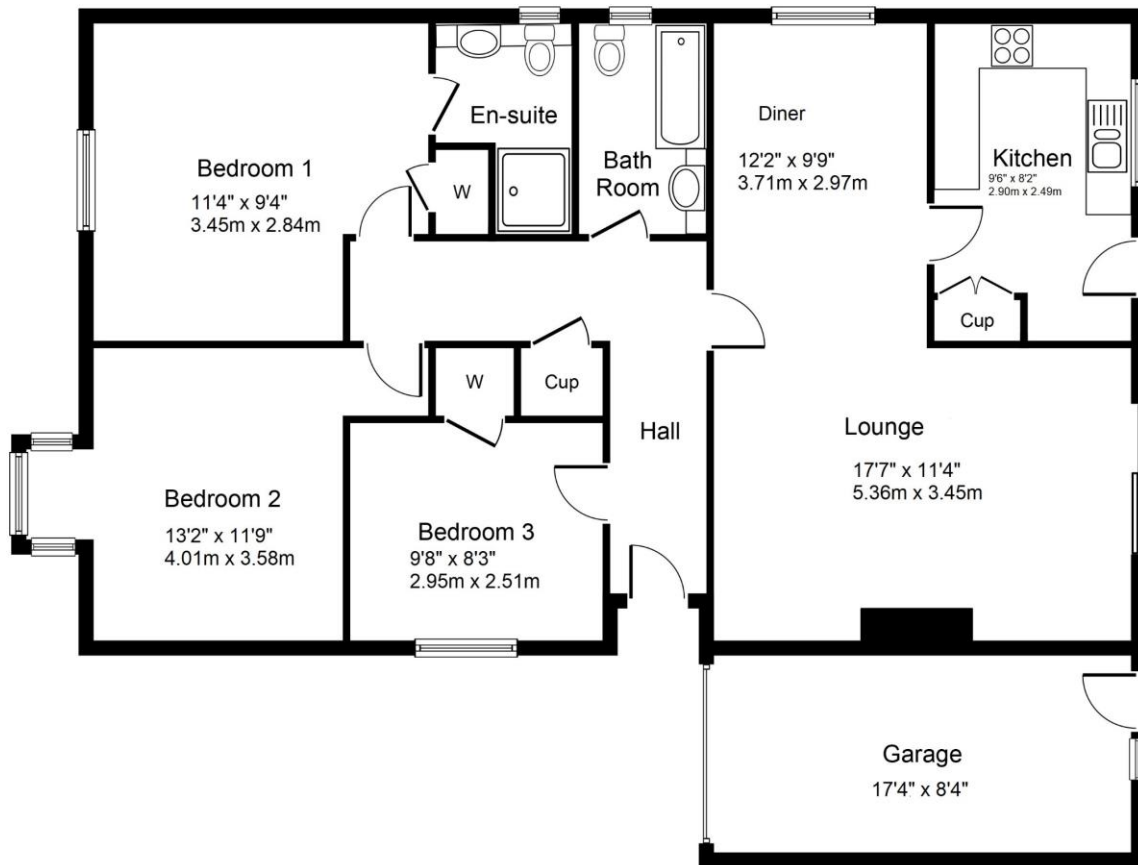
The rear garden comprises a paved patio area with paths leading round to the front of the property. Steps leading up to a lawned area and further seating areas. The garden has been landscaped to include rockery display beds and a good range of mature plants, trees and shrubbery. Greenhouse.

Agents Note

Council tax band 'D' £1879.34 per annum

EPC rating 'D'.





Ground Floor

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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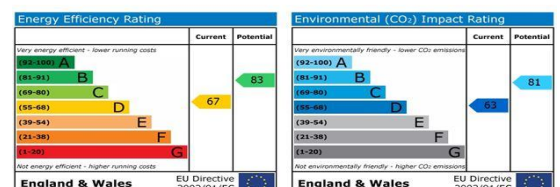
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