



**SAMPLE
MILLS**

**Brownings End
Ogwell
Newton Abbot
Devon**

£265,000

FREEHOLD





Brownings End, Ogwell, Newton Abbot, Devon

£265,000 freehold

An extended 4 bedroom property occupying a larger than average size plot situated in the popular area of Ogwell with views that can be appreciated from the front over the surrounding countryside towards Newton Abbot and over, and also from some of the main principle bedrooms.

The property is situated in the popular area of Ogwell easy for schools, shops, local facilities and connections to A380 and A38, whilst also having easy links for the main London Paddington rail line.

The accommodation has been extended and comprises entrance hallway, lounge with double glazed patio doors onto the rear garden, inner hallway with a separate dining room/study, downstairs cloakroom, kitchen which has built in appliances, dishwasher, washing machine, hob and oven. Upstairs the property benefits from 3 double bedrooms and a further single bedroom, all of good proportion, and a family bathroom.

The property benefits from a south facing rear garden which has been laid to patio with a raised wall, borders and shrubs and wrought iron railings. Side access with off road parking to the front and an integral garage.

Viewing of the property is highly recommended for those seeking a family based property in this popular part of Ogwell providing easy access for all local facilities.



uPVC double glazed door to:

Entrance Hallway

Consumer box. Radiator. Sapele door through to:

Lounge – 21'2" x 13'11" (6.45m x 4.24m)

Double glazed windows to front. Single panelled radiator. TV point. Feature fireplace, wooden surround, marble effect insert, raised hearth, electric fire. Laminated engineered Oak flooring. Under stairs storage. Thermostat control for central heating. French patio doors onto the rear garden. Double panelled radiator. Double glazed windows to rear. Door through to:

Inner Hallway

Door through to:

Study/Dining Room – 10'0" x 9'1" (3.05m x 2.77m)

Double glazed windows to the front. Double panelled radiator. Coving to textured ceiling.

Downstairs Cloakroom

Low level WC. Wash-hand basin. Tiled walls. Fixed mirror. Radiator. Obscure glazed windows. Walk through to:

Kitchen – 14'9" x 10'8" (4.50m x 3.25m)

The kitchen area incorporates a range of fitted base units with rolled edge worktop surface areas. Built-in stainless steel double oven with 4 ring gas hob. Range of wall mounted cupboards. Stainless steel drainer 1½ with taps over. Part tiled walls. Double glazed windows to the side and to the rear. Double glazed door to rear. Concealed lighting to ceiling. Laminated flooring. Double panelled radiator. Storage cupboard which houses the washing machine and tumble dryer.

Staircase to Landing

Airing cupboard. Combi boiler serving hot water and central heating. Access to loft area. Smoke detector. Doors off to:

Bedroom 1 – 10'10" x 9'10" (3.30m x 3.00m)

Built-in double wardrobe. Further built-in double wardrobe, mirror fronted doors. Storage cupboard with shelving.

Bedroom 2 – 9'11" x 9'10" (3.02m x 3.00m)

Double glazed windows looking over the front. Single panelled radiator.

Bedroom 3 – 7'10" x 6'11" (2.39m x 2.11m)

Double room facing over the rear. Double panelled radiator. Double glazed windows. TV point.

Bedroom 4 – 10'9" x 10'0" (3.28m x 3.05m)

Facing the rear. Double glazed windows. Single panelled radiator.

Bathroom

Comprising recently fitted 3 piece suite to include a panelled bath. Tiled walls. Shower screen. Built-in power shower. Low level WC. Wash-hand basin. Chrome fitted ladder radiator. Tiled floor. uPVC double glazed window.

OUTSIDE

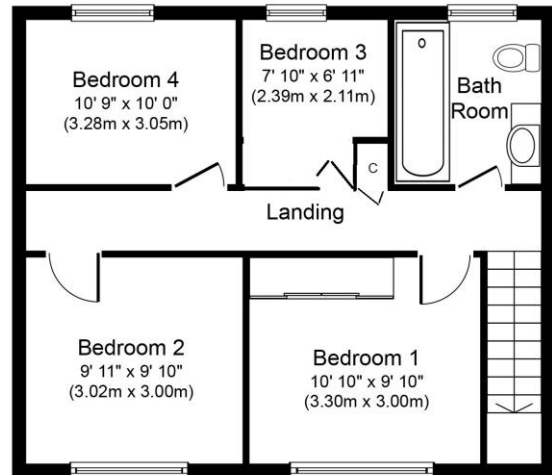
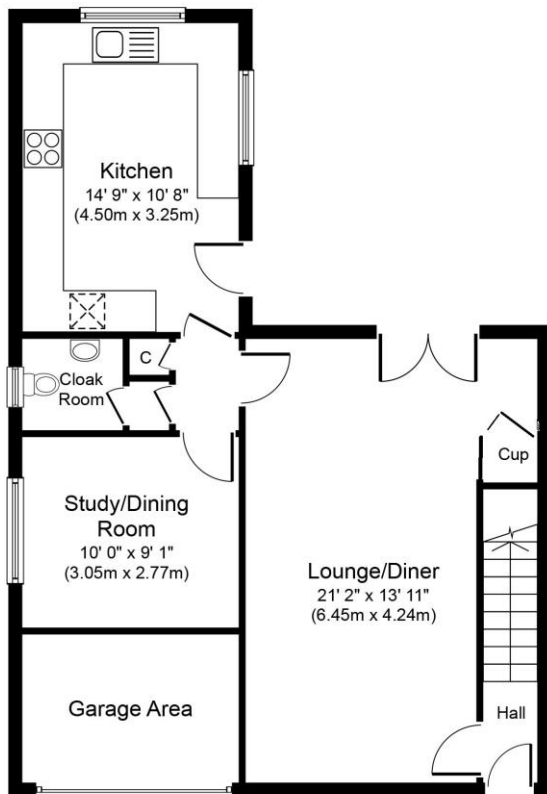
The property benefits from a south facing rear garden which has been laid to patio having a raised wall and borders and shrubs and railings. Side access with off road parking to the front and an integral garage.

AGENTS NOTE

Council Tax Band: B - £1518.22 for 2020/21

EPC Rating: 'C'





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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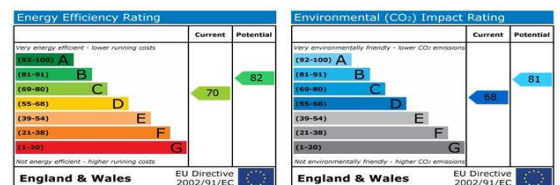


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