





41 Tor Gardens, Ogwell, TQ12 6BE

A superb detached bungalow in first class order located in a picturesque village.

- Superb detached bungalow
- 2 Double Bedrooms
- Lounge & Dining Area
- Garage & Driveway
- Large Plot
- Wonderful Cul-de-sac Location
- Secluded Landscaped Garden
- Modern Conservatory
- Open Views

Located at the end of a highly sought after cul-de-sac, within the picturesque village of East Ogwell, the bungalow commands some delightful views over the village and beyond. Occupying a large corner plot the property has a wonderful landscaped garden at the rear with well-stocked shrubs, gravelled areas, neatly tended lawns, a good-sized summerhouse and a vegetable plot offering a touch of 'the good life'.

East Ogwell is a previous winner of 'Devon In Bloom' and is particularly sought after. The village supports a popular inn / restaurant and an ancient church. The vibrant market town of Newton Abbot is around one mile away and offers an extensive range of shops and other amenities.

ACCOMMODATION

Inside, the accommodation has undergone much improvement over recent years and is a credit to the current owners. Off the entrance hallway is a lounge with wide, walk-in bay window. The dining room is accessed from the lounge through a wide square opening and has a door to the kitchen and patio doors to a conservatory. The kitchen has a comprehensive range of high-gloss cabinets and integrated appliances. Natural light is provided through double aspect windows and a glazed back door. The accommodation has been enhanced by the addition of a modern conservatory with tiled floor, underfloor heating and a bi-fold door to the garden. There are two bedrooms, both with a high-end, fully tiled en suite shower room with basin, w.c and tiled floor with underfloor heating. Finally, there is a fully tiled family bathroom which has been recently updated to a high standard and fitted with underfloor heating.

Ground Floor

Lounge	18' 2" (5.53m) x 11' 10" (3.6m)
Dining Area	9' 5" (2.86m) x 9' 3" (2.81m)
Kitchen	15' 8" (4.78m) x 8' 7" (2.61m)
Conservatory	15' 7" (4.75m) x 8' 8" (2.65m)
Bedroom 1	13' 1" (4m) x 8' 1" (2.47m)
En Suite Shower Room	
Bedroom 2	9' 4" (2.85m) x 8' 9" (2.67m)
Bathroom	

OUTSIDE

The rear garden is all privately enclosed, with one boundary adjoining a field.

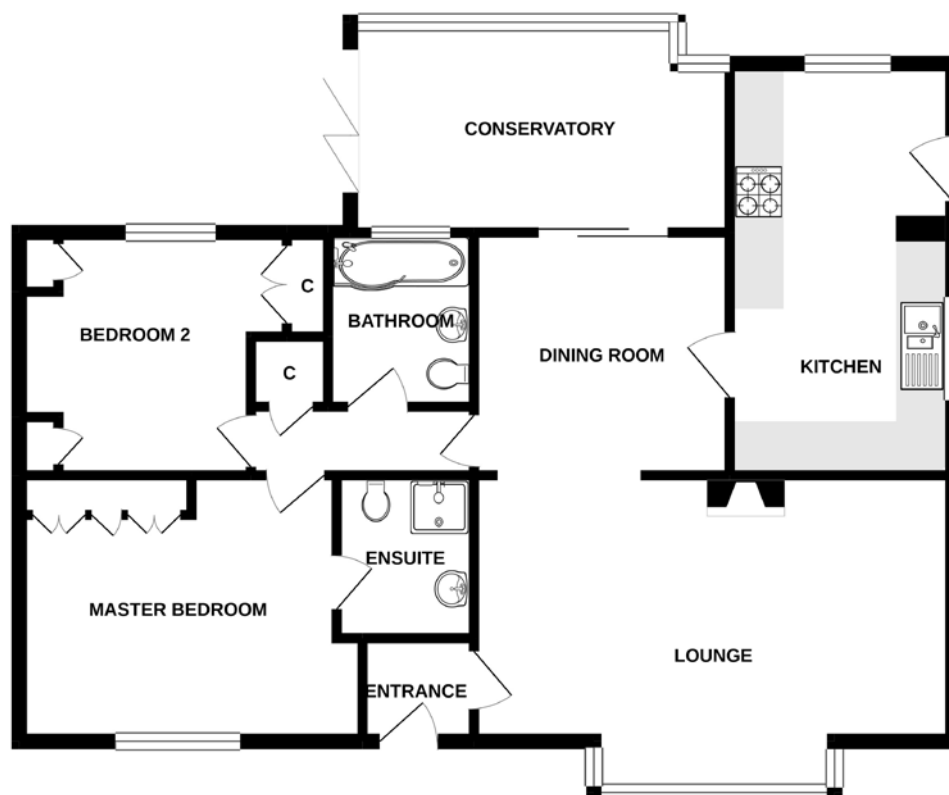
PARKING

Parking is provided on a private driveway which leads to a detached single garage.

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.



GROUND FLOOR
881 sq. ft. (81.8 sq. m.) approx.



TOTAL FLOOR AREA: 881 sq. ft. (81.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council.

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Follow the road up and over Canada Hill. Turn right at the green and follow the road down over the green into the village. Take the first right into Mill Lane. Bear left into Croft Road. Turn right into Tor Gardens.

