



East Ogwell

- Superb Semi-Detached Bungalow
- 2 Double Bedrooms
- 6m Living Room
- Modern Kitchen / Breakfast Room
- Double Glazed Windows & External Doors
- Level Enclosed Plot
- Garage & Driveway Parking
- Sought After Village Location

Asking Price:

£249,950

Freehold

EPC RATING: F37

Croft View, 1 Tor Gardens, Ogwell, Newton Abbot, TQ12 6BE - Draft

In the same ownership for the last 25 years this semi-detached bungalow is a credit to the current owner. Beautifully presented, both inside and out, the property occupies a level and completely enclosed plot, designed with low maintenance in mind and has an oversized single garage.

Tor Gardens is a highly desirable cul-de-sac located in the picturesque village of East Ogwell with its ancient church and popular inn / restaurant. East Ogwell, a previous winner of Devon's best kept village, is conveniently located with Newton Abbot town centre approximately 2½ miles away.

Accommodation

The accommodation is immaculately presented. The front door opens to a porch extension which gives access to an inner hallway. The living room has a picture window to the front and has room for a dining table if required. The kitchen overlooks the rear, has space for a breakfast table and has a selection of modern cabinets. A side lobby off the kitchen has further storage, a door to outside and an appliance space. There are 2 double bedrooms, the master with fitted wardrobes and there is also a smart bathroom with white suite and tiled walls.

Ground Floor

Entrance Porch

Hallway

Living Room 19' 7" (5.96m) x 11' 4" (3.46m)

Kitchen 12' 0" (3.65m) x 8' 9" (2.66m)

Bedroom 1 10' 4" (3.16m) x 9' 11" (3.02m) plus wardrobes

Bedroom 2 9' 0" (2.75m) x 9' 0" (2.75m)

Bathroom

Outside

Front garden mainly laid to gravel and rear with lawn and patio which enjoys a good level of privacy.

Parking

A gated driveway provides parking and access to an oversized single garage with remote electric door.

Agents Notes

Council Tax Band: Currently Band C

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate

Full report available on request

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.

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.