



Stubbins Court, Sunny Hollow, East Ogwell, Newton Abbot, Devon

£225,000 Leasehold



SAMPLE MILLS & Co.



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These former stable blocks which have been skillfully converted into 3 different style apartments, this one occupying the whole ground floor, the other 2 having their own separate entrance at first floor level, are ideally located in the popular area of East Ogwell and provide easy access for Newton Abbot town centre and all local facilities.

The property accommodation comprises of open plan living accommodation with a lounge, dining and kitchen area, all built to a high specification and retaining much charm and character throughout, comprises of a quality fitted kitchen with granite worktop surface areas and built-in appliances, open planned lounge/dining area fitted with concealed lighting which has features to include French doors providing access onto the courtyard. There are 2 bedrooms, the master bedroom having an en-suite, and second bedroom having access to a separate family bathroom.

The property benefits from electric heating, allocated parking space and some communal areas.

The property also benefits from a courtyard garden at the front, which is enclosed, flagstone flooring, fence surround and views towards the Downs, there are also some further borders to the front.



Hardwood Oak floor to:

Open Plan Lounge/Diner/Kitchen Area

The Lounge Area

Solid Oak flooring. Feature fireplace, coving to ceiling, concealed lighting, storage cupboard, further recess with door onto the front, radiator and built-in useful storage cupboards, thermostat control for central heating.

The Kitchen Area

Range of high specification quality fitted base units with granite worktop surface areas, 1 ½ stainless steel drainer with chrome mixer tap over, built-in stainless steel single oven with 4 ring halogen hob, built-in fridge, freezer and a dishwasher, also integrated washing machine. Range of wall mounted cupboards with built-in AEG microwave, fitted stainless steel extractor fan over. Coving to ceiling with concealed lighting. Radiator cover. Consumer box with storage cupboard below. There is wooden framed double glazed French patio doors onto the courtyard garden at the front, and door through to:

Master Bedroom

Feature recessed window with double glazed wooden framed windows. Radiator. Coving to the ceiling. Lighting. Fitted solid Oak floor. Two built-in wardrobes.

En-suite

Comprises of shower cubicle with power shower and folding shower door, low level wc, wash-hand basin, tiled walls, extractor fan and concealed lighting to ceiling.

Inner Hallway

Built-in airing cupboard with Albion stainless steel Megaflo tank providing hot water.

Bedroom 2

Built-in wardrobes, double opening doors, coving to the ceiling, again double glazed windows with recess sill, radiator, Oak flooring fitted throughout.

Family Bathroom

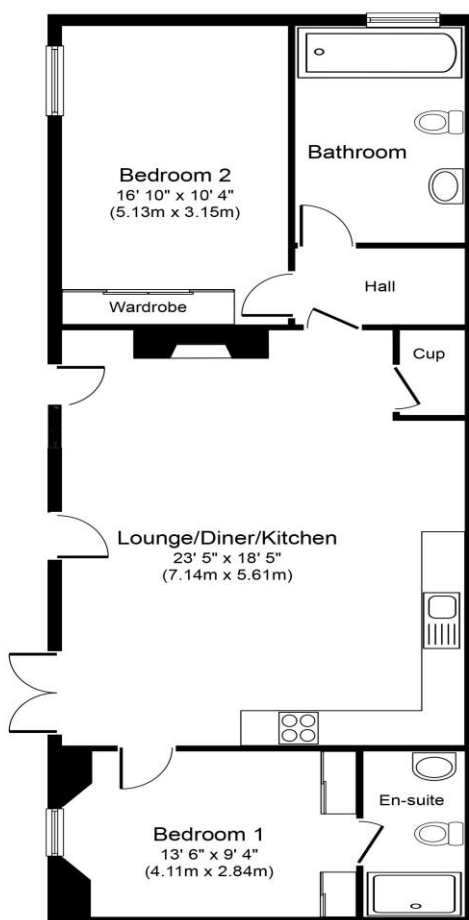
3 Piece suite with panelled bath, shower screen with fitted chrome power shower over, low level wc, wash-hand basin, fixed mirror and shelving, shaving light and socket, coving to the ceiling, concealed lighting, extractor fan, tiled walls and fitted chrome radiator.

OUTSIDE

The property also benefits from a courtyard garden at the front, which is enclosed, flagstone flooring, fence surround and views towards the Downs, there are also some further borders to the front.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	



Approximate Floor Area
926 sq. ft.
(86.0 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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SAMPLE MILLS & Co.

www.samplemills.co.uk



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

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S712 Ravensworth 01670 713330