

**SAMPLE
MILLS**



**Margaret Road
Ogwell
Newton Abbot
Devon**

£325,000
FREEHOLD





Margaret Road, Ogwell, Newton
Abbot, Devon

£325,000 freehold

A Link-Detached 2 bedroom Bungalow situated in the popular area of Ogwell providing easy access for all local amenities, shops, schools, Newton Abbot, Totnes, A38, M5 and A380 whilst also having easy links to the main rail line to London Paddington.

The accommodation internally comprises entrance porch, hallway, spacious lounge, rear conservatory, kitchen with integrated appliances, 2 double bedrooms and a 3 piece shower room.

The property also benefits from an attached garage, off road parking and well maintained landscaped garden.

Viewing of this Bungalow is highly recommended for those seeking a spacious 2 bedroom Link-Detached Bungalow in this sought after area.



Storm Porch

uPVC double glazed door with feature arch double glazed stained glass window. Wooden ceiling. Circular light. Wooden effect flooring. Gas meter. uPVC double glazed door to:

Entrance Hallway

Consumer box. Coving to the ceiling. Access to loft area. Smoke detector. Thermostat control for central heating. Storage cupboard with shelving. Single panelled radiator. Airing cupboard with Worcester boiler, shelving and hanging rails. Doors off to:

Bedroom 1 – 3.21m x 2.80m (10'6" x 9'2")

Dual aspect uPVC double glazed windows to the front. Recessed area for built-in double wardrobes. Two single panelled radiators. Coving to the ceiling.

Bedroom 2 – 3.29m x 2.28m (10'10" x 7'6")

Facing the rear. uPVC double glazed window. Double panelled radiator. Coving to textured ceiling.

Shower Room – 2.26m x 2.07m (7'5" x 6'9")

Comprising 3 piece suite. 1200 shower with perspective covering. Stainless steel power shower with attachment over. Wash-hand basin. Low level w/c. Obscure glazed window. Medicine cabinet. Concealed lighting to the ceiling.

Arch through to:

Kitchen – 2.60m x 2.36m (8'6" x 7'9")

A range of fitted base units. Built-in single oven with storage cupboard below and over. 4 ring hob. Wall mounted cupboards. Integrated washing machine. Integrated fridge. Partly tiled walls. uPVC double glazed window. uPVC double glazed door to the conservatory.

Lounge – 5.81m x 3.36m (19'1" x 11'0")

uPVC double glazed windows front and rear. Feature Minster effect fireplace with insert, hearth and mantle over. TV point. Double panelled radiator. uPVC double glazed doors to:

Conservatory – 5.35m x 2.56m (17'7" x 8'5")

Double panelled radiator. Power and light. Sliding doors on either side to the rear garden.

Garage – 5.50m x 2.73m (18'1" x 8'11")

Electric up and over door. Gas meter. Shelving. Power and light. Workbench, uPVC double glazed window and door.

Outside

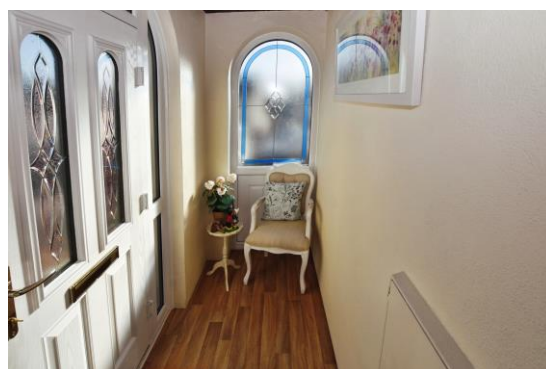
To the front of the property, there is a driveway with steps up to the front and attached garage.

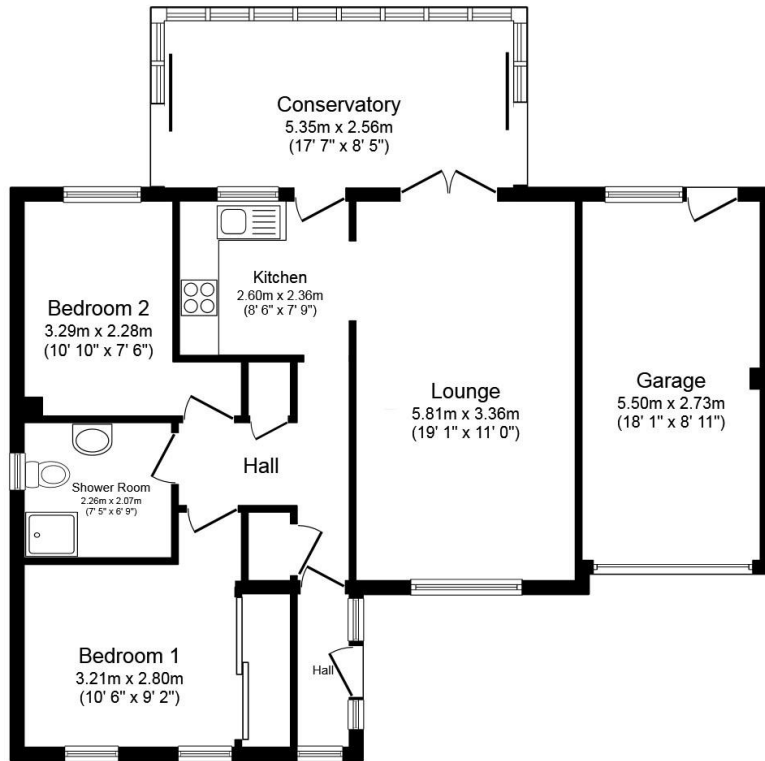
To the side, there is wooden decking with steps up to an artificial garden area with raised patio area to the rear, wooden fence, gravelled area, range of borders, plants and shrubs.

Agents Note

Council Tax Band: 'C' £1977.78 for 2023/24

EPC Rating: 'D'





Floor Plan

Total floor area 92.0 sq.m. (991 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



3 Bank Street
 Newton Abbot
 TQ12 2JL

Tel: 01626 367018
 sales@samplemills.co.uk

www.samplemills.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.