

**SAMPLE
MILLS**



**Denbury Road
Ogwell
Newton Abbot
Devon**

£250,000

FREEHOLD





**Denbury Road, Ogwell,
Newton Abbot, Devon**

£250,000 freehold

A 1930's 3 bedroom semi-detached bungalow situated on the edge of the popular area of Ogwell, providing easy access for all local amenities.

The property occupies a larger than average size plot with good off road parking, car port, turning area, large gardens to front and rear, outside workshops/store sheds and a garage. The property enjoys pleasant views towards Denbury and beyond from the front.

The accommodation internally comprises entrance hall and inner hall, lounge, kitchen, conservatory, 3 bedrooms and bathroom.

The property further benefits from double glazing and electric heating.

The property is in need of some updating but offers prospective purchasers the opportunity to decorate to their own taste and choose their own fittings etc.

Viewing is highly recommended.



uPVC double glazed door opening into

Entrance Hall

Picture rail.

Inner Hall

Doors off to

Lounge – 4.60m x 3.20m (15'1" x 10'6")

uPVC double glazed bay window to front aspect. Feature fireplace with open fire set in stone surround and mantel over. Recesses to either side of chimney breast. TV point. Fitted shelving. Picture rail.

Kitchen – 4.30m x 2.40m (14'1" x 7'10")

Incorporates a range of fitted base units with worktop surface areas over. Stainless steel sink drainer unit with mixer tap. Matching range of wall mounted cupboards. Tiled walls. Electric cooker point. Space for appliance. uPVC double glazed window and door providing access onto the Conservatory.

Conservatory – 4.60m x 2.30m (15'1" x 7'7")

uPVC constructed. uPVC double glazed windows and patio doors opening onto the rear garden.

Bedroom 1 – 3.80m x 3.50m (12'6" x 11'6")

uPVC double glazed bay window to front aspect. Electric panel heater. Picture rail.

Bedroom 2 – 2.70m x 2.60m (8'10" x 8'6")

Sliding door. uPVC double glazed window to side aspect. Electric panel heater. Picture rail.

Bedroom 3 – 2.70m x 2.50m (8'10" x 8'2")

uPVC double glazed window to rear aspect. Picture rail.

Inner Lobby off the Kitchen area leading to

Bathroom

3 piece suite with bath, low level WC, pedestal wash hand basin. Obscure uPVC double glazed window.

OUTSIDE

There is a concrete driveway to the front leading to a car port and garage. Steps up to the front garden which is of a generous size comprises a raised wall, lawned area and paved patio area. The front garden enjoys open views towards Denbury and beyond. Path to the side with further range of flower borders leads round to the rear of the property.

The rear garden is again of a generous size and is currently laid out as a vegetable plot. There are also some useful storage sheds.

There is also an additional storage/workshop with power and light measuring 2.60m x 2.10m (8'6" x 6'11").

Garage – 5.00m x 2.10m (16'5" x 6'11")

Up and over door. Power and light.

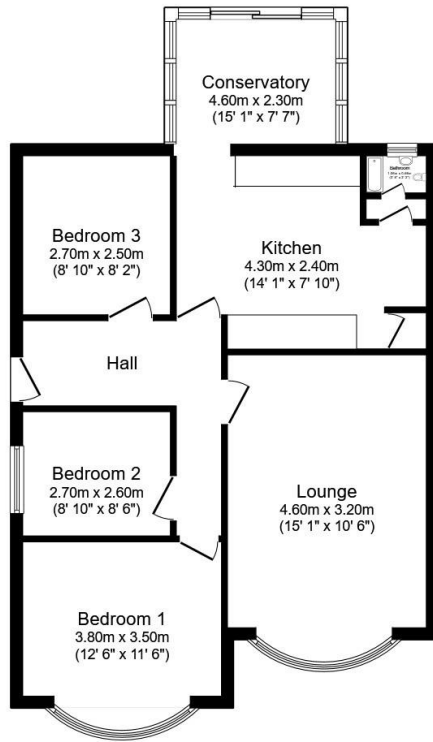
AGENT'S NOTE

Council Tax Band: 'C' £2073.60 for year 24/25

EPC rating: 'E'

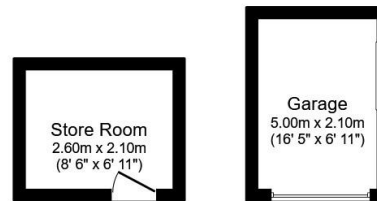
Long Term Flood Risk: Low/very low





Floor Plan

Floor area 72.1 sq.m. (776 sq.ft.)



Outbuilding

Floor area 11.8 sq.m. (127 sq.ft.)

Total floor area: 83.9 sq.m. (903 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 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.