

**SAMPLE
MILLS**



**Redstart Close
Ogwell
Newton Abbot
Devon**

£310,000
FREEHOLD





Redstart Close, Ogwell,
Newton Abbot, Devon

£310,000 freehold

A 3 bedroom Detached Bungalow situated at the end of a cul-de-sac in this prime location of Ogwell close to the local primary school, all amenities and easy access for the A38, A380, Totnes and Newton Abbot town centre, whilst also being on hand for the main line rail station to London Paddington.

The accommodation internally comprises entrance porch, entrance hall, spacious lounge, conservatory, good size kitchen, 3 bedrooms, one with an en-suite wet room, plus a 3 piece bathroom suite.

Further benefits include a larger than average size garage/workshop with electric up and over door, gas central heating, double glazing, driveway parking, easy to maintain gardens and solar panel heating.

The property was probably the former show house of this development and is sold with **NO CHAIN**.

Viewing of this property is highly recommended for those looking for a desirable Bungalow in this sought after area.



uPVC double glazed wood effect doors to:

Entrance Porch

Ring bell phone. uPVC double glazed door to:

Entrance Hallway

Laminate flooring. Double panelled radiator. Coving to ceiling. Shelving. BT point. Access to loft area. Thermostat control for central heating. Direct response timer control unit.

Kitchen – 2.90m x 2.90m (9'6" x 9'6")

A range of fitted base units with rolled edge worktop surface areas. Plumbing for washing machine. Gas cooker point. Stainless steel drainer with mixer taps over. uPVC double glazed window to front. Part tiled walls. Range of wall mounted cupboards. Display cabinets. Wall mounted Glow Worm boiler. Laminate flooring. Double panelled radiator. Serving hatch. Space for electrical appliance. Lighting.

Lounge – 5.60m x 4.06m (18'4" x 13'4")

Remote control operating both Velux window and fitted blind. Feature fireplace with electric living flame coal effect fire, slate stone with mantle over, recess on either side and hearth. Laminate flooring. Coving to ceiling. TV point. Double panelled radiator. Bi-folding doors onto:

Conservatory – 3.30m x 2.30m (10'10" x 7'7")

Looking over the rear garden. Tiled floor. Double doors provide access onto the garden and lounge.

Bedroom 1 – 3.70m x 3.00m (12'2" x 9'10")

uPVC double glazed window. Radiator. Built-in wardrobes, sliding doors, hanging rails, shelving and storage over. Carpeted.

Bedroom 2 – 3.70m x 3.30m (12'2" x 10'10")

Looking over the front. Radiator. uPVC double glazed window. Carpeted.

Bedroom 3 – 3.60m x 2.40m (11'10" x 7'10")

Vaulted ceiling. uPVC double glazed window. Double glazed patio doors onto the side. Double panelled radiator. Tiled floor. Door through to:

En-Suite Wet Room – 1.77m x 1.50m (5'10" x 4'11")

Low level w/c. Chrome fitted power shower. Hand rails. Extractor fan. Velux double glazed window. Glass circular vanity wash-hand basin. Ladder radiator. Tiled walls.

Family Bathroom – 1.92m x 1.70m (6'3" x 5'7")

Comprising 3 piece suite. Panelled bath, mixer tap with shower over. Wash-hand basin. Low level w/c. Obscure glazed window. Airing cupboard with shelving. Ladder radiator. Medicine cabinet. Laminate flooring.

Extended Garage/Workshop – 9.70m x 2.70m (31'10" x 8'10")

Electric rolling up and over door. Shelving. Power and light.

Outside

To the front of the property, there is a tarmacked driveway with paved garden area and various borders, shrubs and plants. Outside lights. Outside water taps. Outside water butts. Wooden gate providing access around to the rear.

To the rear of the property, there is a paved patio area with a good range of fruit trees including apples and a productive peach tree, as well as mature shrubs and plants, and a lawned garden. Wooden trellis. Access into the garage. From the main rear garden, there is an extended bank with a woodland copped area which boasts a tremendous amount of wildlife.

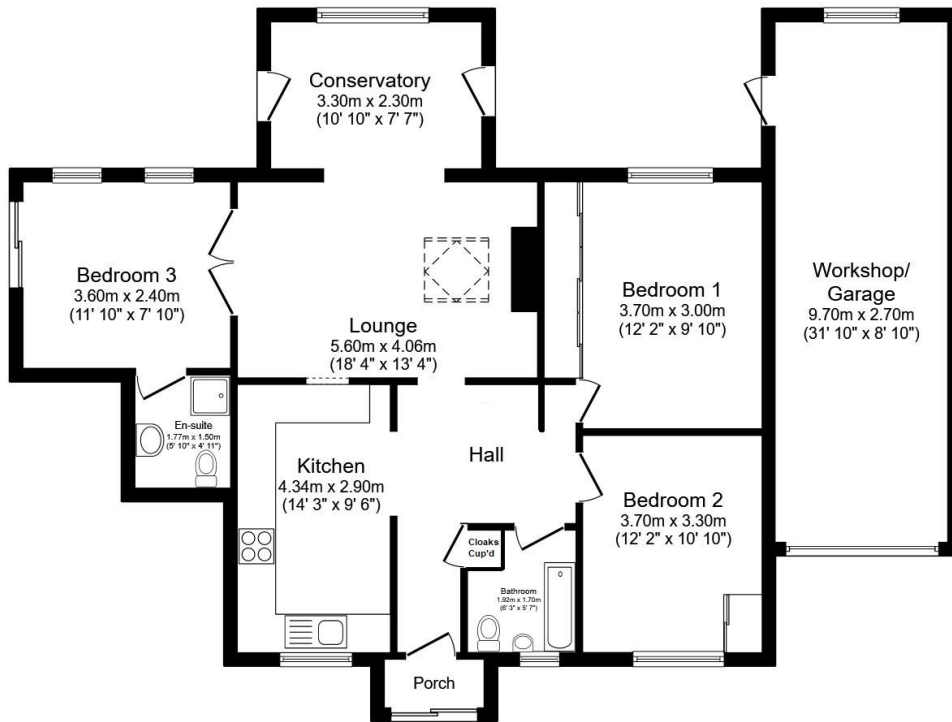
Agents Note

Council Tax Band: 'D' £2332.81 for 2024/25

EPC Rating: 'B'

The solar panels feed the property and any surplus feeds into the National Grid producing an income for the owner. Further details can be obtained from the current energy supplier, OVO Energy.





Floor Plan

Floor area 105.7 m² (1,138 sq.ft.)

TOTAL: 105.7 m² (1,138 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	82 B	85 B
69-80	C		
55-68	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.