

**SAMPLE  
MILLS**



**Buttercombe Close  
Ogwell  
Newton Abbot  
Devon**

**£400,000**  
FREEHOLD







**Buttercombe Close, Ogwell, Newton Abbot, Devon**

**£400,000 freehold**

A 4 bedroom detached family home situated in the popular residential area of Ogwell, on the edge of Newton Abbot, within easy reach of primary and secondary schools, shops, leisure facilities etc., as well as road and rail access via the A38/A380 and the mainline rail line to London Paddington respectively.

The accommodation internally comprises entrance hall, cloakroom, lounge, separate dining room, conservatory and kitchen on the ground floor. Upstairs, there are 4 bedrooms, the master having an en suite cloakroom, plus a family shower room.

The property benefits from good sized mature gardens to the front and rear, an integral garage and off road parking. Further features include gas central heating and uPVC double glazing.

Viewing is highly recommended for purchasers looking for a good size family home in this popular area.





uPVC part double glazed door with side screen opening through to

### Entrance Hall

Cabinet housing radiator. Telephone point. Staircase rising to first floor. Understairs storage cupboard. Door off to

### Cloakroom

Low flush suite. Inset wash hand basin with cupboard space below. Fully tiled walls. Heated towel rail. Tiled floor. Obscure uPVC double glazed window.

### Lounge - 14'6" x 11'3" (4.42m x 3.43m)

Coal effect Living Flame gas fire set within feature marble fireplace, matching hearth and mantel surround. TV point. Double panelled radiator. uPVC double glazed window to front. Telephone extension. Glazed double doors opening through to

### Dining Room - 11'4" x 7'8" (3.45m x 2.34m)

Single panelled radiator. uPVC double glazed sliding patio doors through to the conservatory.

### Conservatory - 14'5" x 8'9" (4.39m x 2.67m)

uPVC double glazed with doors to outside.

### Kitchen - 14'7" x 7'8" (4.45m x 2.34m)

One and a half bowl stainless steel single drainer sink unit with mixer taps. Range of fitted matching wall and base units. Worktop surface areas. Electric cooker point. Extractor hood above. Space for fridge/freezer. Plumbing for dishwasher. Plumbing for automatic washing machine. uPVC double glazed window overlooking the rear garden. Serving hatch to the dining room. Spotlight points. uPVC double glazed door to outside.

### FIRST FLOOR LANDING

Built in shelved airing cupboard housing tank with electrical immersion and digital timer control unit for hot water and central heating system. Hatch to roof space.

### Bedroom 1 - 12'9" x 11'4" (3.89m x 3.45m)

Built in wardrobes. Single panelled radiator. uPVC double glazed window to front. Sliding door through to

### Cloakroom

Low flush suite. Inset wash hand basin with cupboard space below. Extractor fan. Spotlight points.

### Bedroom 2 - 11'4" x 10'4" (3.45m x 3.15m)

Single panelled radiator. Built in wardrobes. uPVC double glazed window overlooking the rear.

### Bedroom 3 - 12'8" x 7'4" (3.86m x 2.24m)

Single panelled radiator. uPVC double glazed window to rear aspect.

### Bedroom 4 - 11'3" x 7'2" (3.43m x 2.18m)

Single panelled radiator. uPVC double glazed window to front. Built in shelved wardrobe.

### Shower Room

Walk in shower cubicle with fitted shower. Pedestal wash hand basin. Low level WC. Single panelled radiator. Fully tiled walls. Obscure uPVC double glazed window. Strip light shaver point. Tiled floor.

### OUTSIDE

To the front of the property is a garden predominantly laid to lawn with various plants, trees and shrubbery. There is also a small area laid to patio and access from the side round to the rear.

There is an area laid to patio with steps up to a further patio and an enclosed garden laid over 2 levels with lawned areas also stocked with a host of mature plants, trees and shrubbery.

### Integral garage - 14'8" x 6'11" (4.48m x 2.11m)

Housing gas boiler for hot water and central heating system. Power and light. Up and over door. There is also off road parking.

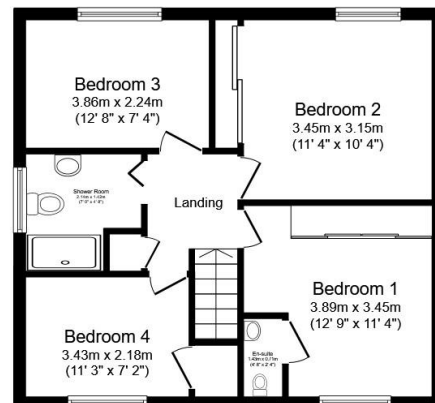
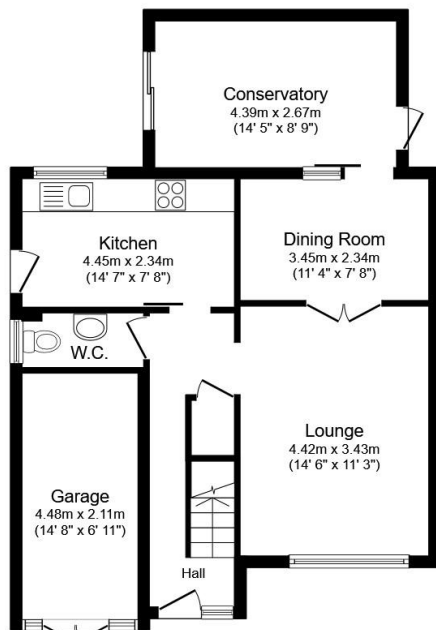
### AGENT'S NOTE

Council tax band: 'D' £2447.35 for year 25/26

EPC rating: 'C'

Flood risk summary: Low/very low





**TOTAL: 117.8 m<sup>2</sup> (1,268 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             | 70   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.

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