

**SAMPLE
MILLS**



**Honeysuckle House
Canada Hill
East Ogwell
Newton Abbot
Devon
TQ12 6AF**

£2,000

PCM





Honeysuckle House, Canada Hill, East Ogwell, Newton Abbot, Devon TQ12 6AF

£2,000 PCM

A 4 bedroom Detached family home set in a private road and situated in the highly sought-after village of East Ogwell on the edge of Newton Abbot with easy access to the town centre with its further range of facilities and amenities to include shops, schools, doctors, hospital, library, leisure centre, the A380 Devon Link Road to Torbay and Exeter, and the main rail line to London Paddington. The A381 to Totnes is also close by.

Having recently been modernised and improved, the internal accommodation comprises entrance hall, downstairs cloakroom, utility room and open plan lounge/kitchen with high quality kitchen and appliances, a wood burner and bi-fold doors onto the covered veranda and deck, with glass and stainless steel balustrading so that you can enjoy the far reaching fantastic views across Ogwell and Newton Abbot. Upstairs, there are 4 bedrooms, master en-suite with a walk-in shower, bedrooms 2 and 3 having access to the rear garden. There is also a modern high quality 4 piece family bathroom.

Outside, there is off road parking and a garage plus gates and a pathway approach to the front door with a further covered walkway. The front garden is mainly laid to lawn and again enjoys the stunning views. To the rear, there is a patio area and steps to a further lawn and vegetable garden.



Door to:

Entrance Hall

Staircase to first floor. Door to:

Downstairs Cloakroom

Low level WC. Pedestal wash-hand basin. Obscure glazed window.

Open Plan Lounge/Kitchen – 30'2" x 18'10" (9.20m x 5.75m)

High quality kitchen and appliances, a wood burner and bi-fold doors onto the covered veranda and deck area, with glass and stainless steel balustrading so that you can enjoy the fantastic far reaching views across Ogwell and Newton Abbot. Door to:

Utility Room – 7'1" x 6'1" (2.15m x 1.85m)

Work top surface areas. Sink. Door to outside.

Staircase to First Floor Landing

Doors to:

Bedroom 1 – 26'9" x 14'7" (8.15m x 4.45m)

Glazed window. Radiator. Spotlights. Door to:

En-Suite Shower Room – 7'1" x 6'11" (2.15m x 2.10m)

Walk-in shower. Low level WC. Pedestal wash-hand basin. Tiled floor. Partly tiled walls. Obscure glazed window. Spotlights.

Bedroom 2 – 11'6" x 11'6" (3.50m x 3.50m)

Radiator. Glazed window. Double doors leading to outside.

Bedroom 3 – 11'6" x 10'4" (3.50m x 3.15m)

Double doors leading to outside.

Bedroom 4 – 8'6" x 7'3" (2.60m x 2.20m)

Glazed window.

Bathroom – 8'6" x 7'7" (2.60m x 2.30m)

High standard 4 piece suite. Panelled bath with shower mixer tap attachment. Corner shower cubicle with shower screen. Pedestal wash-hand basin. Low level WC. Partly tiled walls. Tiled floor.

Garage – 17'4" x 9'0" (5.28m x 2.74m)

Metal up and over door.

OUTSIDE

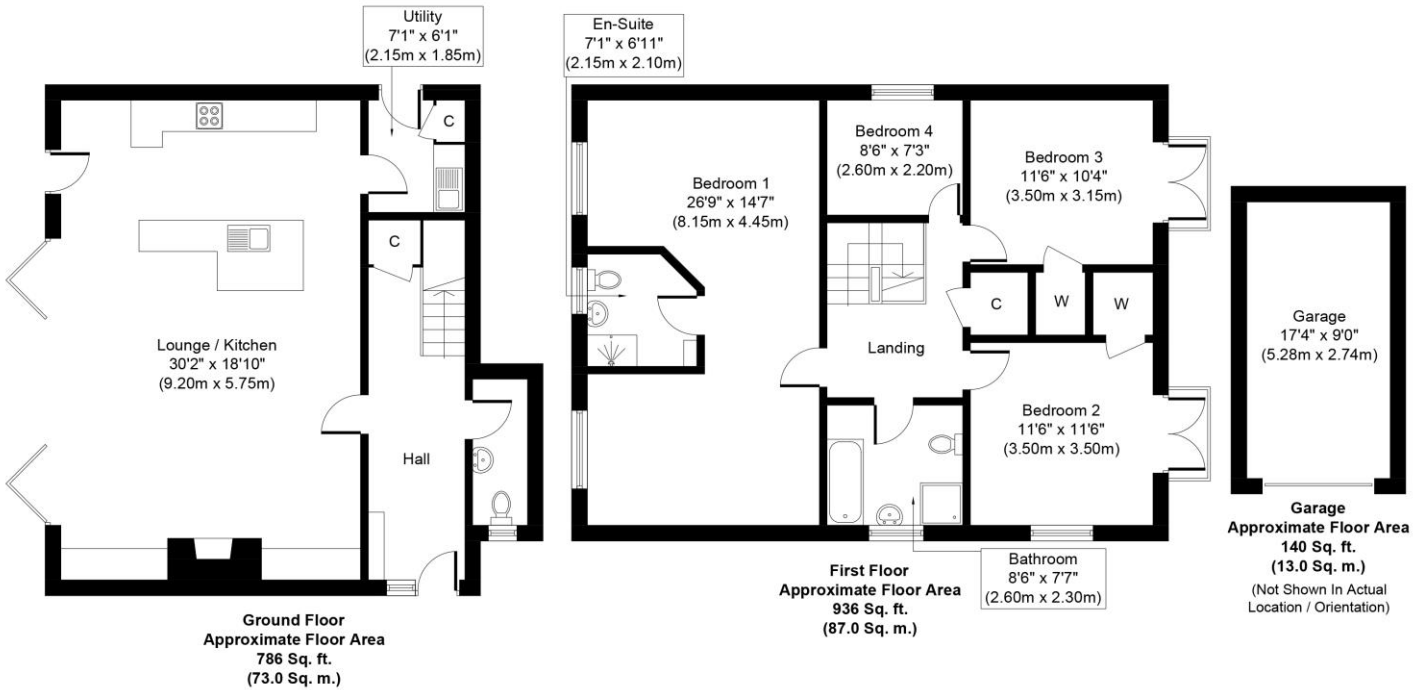
There is off road parking and a garage plus gates and a pathway approach to the front door with a further covered walkway. The front garden is mainly laid to lawn and again enjoys the stunning views. To the rear, there is a patio area and steps to a further lawn and vegetable garden.

AGENTS NOTE

Council Tax Band: 'D' £2115.35 for 2022/23

EPC Rating: 'D'





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 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.