

**SAMPLE  
MILLS**



**Ogwell Mill Road  
Newton Abbot  
Devon**

**£365,000**

FREEHOLD







## Ogwell Mill Road, Newton Abbot, Devon

**£365,000 freehold**

An individual, contemporary designed, detached new build property having been constructed with high energy efficiency throughout, occupying a private and secluded location on the edge of the market town of Newton Abbot.

The main accommodation comprises entrance hall, large open plan kitchen/dining room with bespoke TV wall and extensive range of high quality fitments and built in appliances throughout. There is also a separate lounge and bedroom with dressing area and en suite on the ground floor.

On the first floor there are 2 further double bedrooms and a family bathroom.

The property also offers an Annexe Office/bedroom 4 with en suite shower room, which would be ideal for home working or for a dependent relative, if required.

The gardens have been well landscaped with ease of maintenance in mind incorporating patio areas with walled surround offering much privacy and seclusion.

Further benefits include gas central heating, uPVC double glazing, energy saving features throughout including solar panels, plus an EV car charging point.

For purchasers seeking a unique detached property designed with high energy efficiency features throughout, an early viewing is highly recommended.



Composite door with display windows opening into

#### Entrance Hall

Engineered oak flooring. Double panelled radiator. Smoke detector. Concealed lighting. Staircase rising to the first floor. Door to Inner Hall. Door off to

#### Lounge 12'10" x 12#6" (3.90m x 3.80m)

Engineered oak flooring. uPVC double glazed window to front aspect. Double panelled radiator. TV point. Internet point.

#### Inner Hall

Dressing area. Door to

#### Bedroom 1 12'10" x 9'6" (3.90m x 2.90m)

uPVC double glazed window. Double panelled radiator. Wardrobe with sliding doors with hanging rails and shelving. Consumer box. Engineered oak flooring.

#### En Suite Bathroom

Bath with fitted stainless steel mixer taps with power shower over. Quality fitted Italian tiled walls. Chrome ladder radiator. Vanity wash hand basin. Low level WC. Wood effect flooring. Concealed lighting. Extractor fan.

#### Kitchen/Dining Room 23'7" x 12'10" (7.20m x 3.90m)

##### Dining area

Sapele doors opening into. Feature wall with tile effect covering. Double panelled radiator. TV point. Concealed lighting. Engineered wood flooring. uPVC double glazed doors opening onto the courtyard garden.

##### Kitchen area

High quality fitted base cupboards. Composite style worktop surface areas. Breakfast bar. Integrated dishwasher. Plumbing for washing machine. Built in single oven. Induction hob. Stainless steel extractor hood above. Matching range of wall mounted cupboards. One and a half bowl stainless steel sink drainer unit with mixer tap over. uPVC double glazed window to side aspect. Concealed lighting. Bevel edge tiling to walls. uPVC double glazed patio doors opening onto the side garden.

#### FIRST FLOOR

Staircase with cast iron handrail and wooden balustrade leading to

#### Landing

Vaulted ceiling. Concealed lighting. Velux display window. Eaves storage housing Heatrae Sadia boiler serving hot water and central heating. Feeder tank. Timer control unit. Doors off.

#### Bedroom 2 16'9" x 14'1" (5.10m x 4.30m)

2 Velux windows with fitted black out blinds. Concealed lighting. Double panelled radiator.

#### Bedroom 3 14'9" x 12'2" (4.50m x 3.70m)

2 Velux windows with fitted black out blinds. Double panelled radiator. TV point.

#### Family Bathroom

Shower cubicle with tiled walls and fitted dual head power shower. Chrome fitted ladder radiator. Low level WC. Vanity wash hand basin. Tile effect flooring. Tile effect wall covering. Extractor fan. Obscure double glazed window. Concealed lighting.

#### Garage and Under House Annexe/Office/Bedroom

uPVC double glazed door leading into

#### Office/Bedroom 4 13'2" x 9'10" (4.01m x 3.00m)

Airmaster wall mounted electric heater. Engineered Oak flooring. Concealed lighting. uPVC double glazed window. Door to

#### En Suite Shower Room

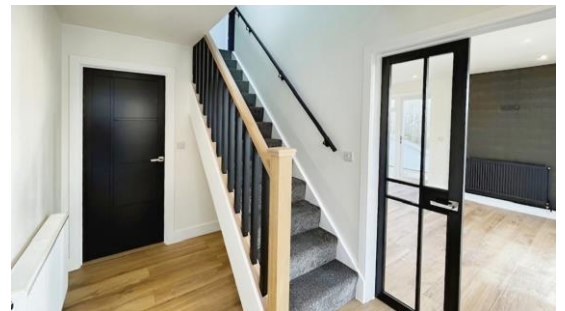
Attractively tiled shower cubicle with dual head shower. Concealed lighting. Electric chrome ladder radiator. Low level WC. Extractor fan. Recessed sill.

#### Garage 17'5" x 11'2" (5.30m x 3.40m)

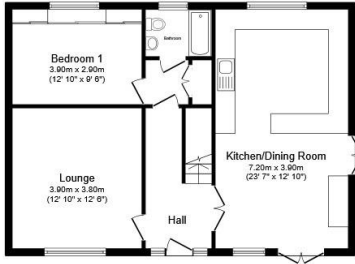
Up and over door. Power and light. Grove Watt box for solar panel heating. Timer control unit. Fuse box. Isolator switch.

#### OUTSIDE

To the front of the property is a block paved driveway with rendered pillars leading to the garage, and an enclosed bin store area off to the left of the driveway. Further concrete pillars and glazed display panels lead down to the front door where there is a secluded patio area with raised wall and flower beds. External lighting throughout. Further secluded garden incorporating a patio area to the front and side with fence surrounding. Attractively designed raised wall for ease of maintenance and timber pagoda. Water tap.

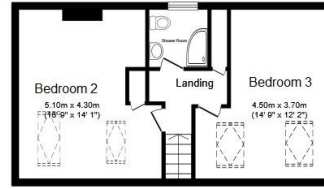






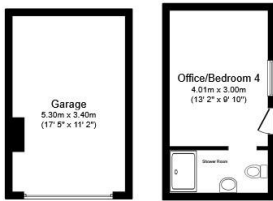
### Ground Floor

Floor area 72.7 m<sup>2</sup> (783 sq.ft.)



### First Floor

Floor area 47.4 m<sup>2</sup> (511 sq.ft.)



### Garage and Office/ Bedroom 4

Floor area 34.3 m<sup>2</sup> (369 sq.ft.)

TOTAL: 154.5 m<sup>2</sup> (1,663 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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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.