



- A very well presented detached bungalow
- Situated in a cul-de-sac location in Ogwell
- Entrance porch
- Lounge/dining room
- Well fitted kitchen
- Cloakroom
- Two double bedrooms
- Modern family bathroom
- Delightful private garden with views
- Single detached garage and ample parking

Our View "A well presented detached bungalow with a lovely garden"

A very well presented detached bungalow situated in a cul-de-sac location in the quiet village of Ogwell. The well laid out accommodation comprises lounge/dining room, well fitted kitchen, cloakroom, two double bedrooms and family bathroom. There are delightful enclosed private gardens to the rear, a single detached garage and driveway parking for a number of vehicles.



A door to the side of the property opens into the entrance porch which then leads into the hallway where there are doors to the lounge/dining room, kitchen, cloakroom and storage cupboard with shelving. The kitchen is well fitted with a range of wall and base level units with solid wood work surfaces, tiled splash areas and inset stainless steel sink unit with mixer tap. There is space for range cooker with chimney style extractor hood over, space and plumbing for washing machine, space for dryer and space for fridge/freezer. There is a built in wine cooler and large double glazed window to the side of the property.

The lounge/dining room is a good size room with large bay window to the front of the property and two further windows to the side. There is a stone fireplace with mantel, slate hearth and multi fuel stove. From the lounge a door opens to the inner hall and from here there are doors to the two bedrooms, the family bathroom, an additional storage cupboard and hatch to the loft. Both bedrooms are double rooms with fitted wardrobes, windows to the side of the property and double doors opening to the rear garden. The family bathroom is fully tiled and fitted with modern white suite comprising P-shaped panelled bath with shower over and glazed shower screen, low level WC with concealed plumbing and wash hand basin set into vanity unit with cupboard under. There is an obscured window to the side of the property.



Outside of the property and to the front the garden is laid to stone chippings for ease of maintenance with beds and borders stocked with a variety of trees, plants and shrubs. A driveway provides access to the single detached garage and off road parking for a number of vehicles. Pathways to both sides of the property lead to the delightful rear garden. The garden is private and enclosed by timber fencing and mature hedging with patio and lawned areas. There is a timber shed, a further raised seating area laid for ease of maintenance. From the top of the garden views of the village and the surrounding countryside can be enjoyed.

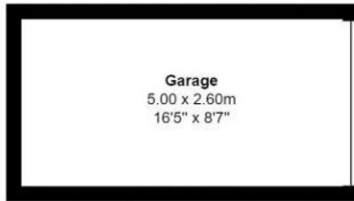
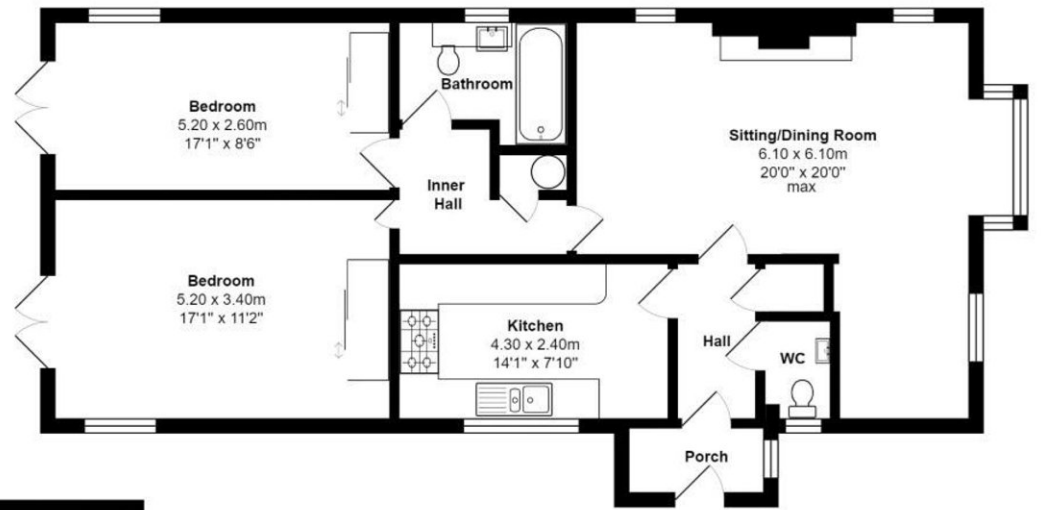
50 Tor Gardens is Freehold and connected to mains water, drainage and electricity with oil fired central heating.

Council Tax Band D for the period 01/04/2023 to 31/03/24 financial year is £2,224.99



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



50 Tor Gardens, Ogwell
Total Area: 91.2 m² ... 982 ft² (excluding garage)

All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Tor Gardens, Ogwell, Newton Abbot, Devon

Ref: WNA-91969516

Tenure: Freehold

01626 364900

£435,000

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