



### Description

A fabulous opportunity to acquire a three bedroom semi-detached 1930s property in the highly sought after village of Ogwell. The property requires extensive refurbishment throughout and retains many original features from the 1930s, offering tremendous potential to create an enviable family home and having the benefit of good sized front and rear gardens.

### Situated

The pretty village of Ogwell is highly regarded as one of the most sought after villages on the outskirts of Newton Abbot and in the catchment area for Canada Hill primary school. Local facilities include a pre-school, village hall and church, with a comprehensive range of shopping and leisure facilities available in the nearby market town of Newton Abbot.

### Ground Floor

Entrance hall, sitting room, dining room with door to the rear veranda and kitchen.

### First Floor

Landing, three bedrooms, bathroom and separate WC.

### Outside

Walled front garden with the potential, subject to any requisite consents, to create on drive parking. The sizeable rear garden is a particular feature of the property, currently laid to

lawn, storage facility for repair/replacement and gardener's WC.

### Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

TBC

### Council Tax Band

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### Note

We understand that the veranda to the rear of the property, the adjacent WC and external lean-to store have rotated away from the rear elevation. The property also has signs of long term foundation movement to the corner of the kitchen and bathroom above. Interested parties must make and rely upon their own investigations/survey with regards to the causes and remedial works required. The property is in need of extensive upgrading and refurbishment.

The property is to be sold as seen, to include the vehicles within the grounds which will not be removed.