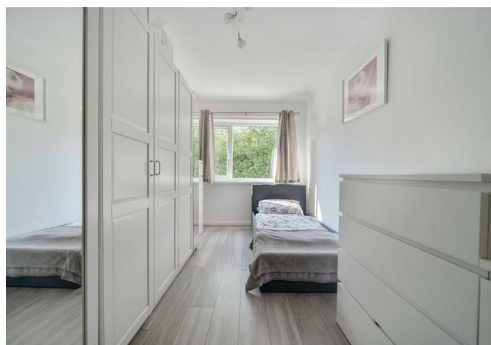




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26 Tor Gardens





#### SITUATION

Ogwell is a charming village known for its 13th-century church and vibrant community events, including a summer fair and flower festival. The surrounding picturesque countryside offers numerous walking opportunities, while nearby towns provide activities such as horse riding, hiking, fishing, and sailing. Accessible transport links connect Ogwell to beaches, Dartmoor, and educational facilities, including Canada Hill Community Primary School, rated 'Outstanding' by Ofsted, as well as two Grammar Schools in Torquay, reachable via a private bus service from the village green.

Newton Abbot, just two miles away, offers supermarkets, a hospital, primary and secondary schools, leisure facilities, and a mainline railway station with direct links to London Paddington. The area is also close to Dartmoor National Park, the Teign Estuary, and coastal attractions, including the sandy beaches and boating facilities of Shaldon, Teignmouth, and Torbay.

#### DESCRIPTION

26 Tor Gardens is a well-presented detached bungalow offering spacious and versatile single-storey living. The property enjoys attractive landscaped gardens, generous parking, and a garage, with bright, modern interiors throughout that include a stylish kitchen and a dual-aspect sitting room complimented by three bedrooms. Occupying a delightful village location, with tastefully presented accommodation and no onward chain, it ensures the opportunity for 'turn-key' living.

#### ACCOMMODATION

The property is entered through a covered porch into a welcoming hallway, finished with laminate flooring and ceiling spotlights. Built-in storage adds practicality, and the hallway provides access to all principal rooms, offering a sensible and flowing layout.

The sitting/dining room is a bright, dual-aspect space with a large front-facing window and a granite fireplace housing a log burner, creating a warm focal point. The room's generous proportions and layout make it ideal for both relaxing and entertaining. The adjoining kitchen is smartly presented, with gloss units, tiled splashbacks, and integrated appliances including an oven, grill, microwave, and gas hob with extractor. There's space for further appliances, and a door opens directly to the rear garden, making outdoor dining convenient.

There are three comfortable bedrooms, the main of

which benefits from an en-suite shower room with modern fittings and tiled surrounds. Bedroom two includes built-in mirrored wardrobes and a side aspect window, while bedroom three enjoys dual-aspect views and would also serve well as a home office. The family bathroom is stylishly finished, featuring a freestanding bath, vanity basin, concealed-cistern WC, and a heated towel rail.

#### OUTSIDE

The property is set back from the road with a driveway providing off-road parking for two vehicles, leading to an attached garage with power and up-and-over door. The front garden is landscaped with lawn, mature shrubs, and a leat running along the boundary. Gated side access leads to the rear garden, which includes a paved courtyard, raised lawn, gravel seating area, outdoor lighting, power, water tap, and a timber shed.

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating. Ofcom advises there is ultrafast broadband capability to the area and limited mobile coverage via the major networks.

#### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

#### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

#### VIEWINGS

Strictly by appointment through the agents.

#### DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes, continuing through Wolborough and out of the Town. At the first roundabout take the third exit signposted to Ogwell, continue for  $\frac{3}{4}$  of a mile and take the third right at Ogwell Green Cross signposted to East Ogwell. Proceed down the hill, and turn right at the 'T junction' beside the memorial hall. Follow 'Croft Road' as it bears to the left and turn right into Tor Gardens, continue for 50 yards where the property can be found on the right hand side.

Newton Abbot: 2 miles, Totnes: 8.5 miles,  
Exeter: 20 miles

A thoughtfully modernised  
bungalow within a charming  
village on the outskirts of Newton  
Abbot.

- Turn-key living
- No onward chain
- Easily accessible
- Master en suite
- Pleasant garden
- Off-road parking
- Freehold
- Council tax band: E

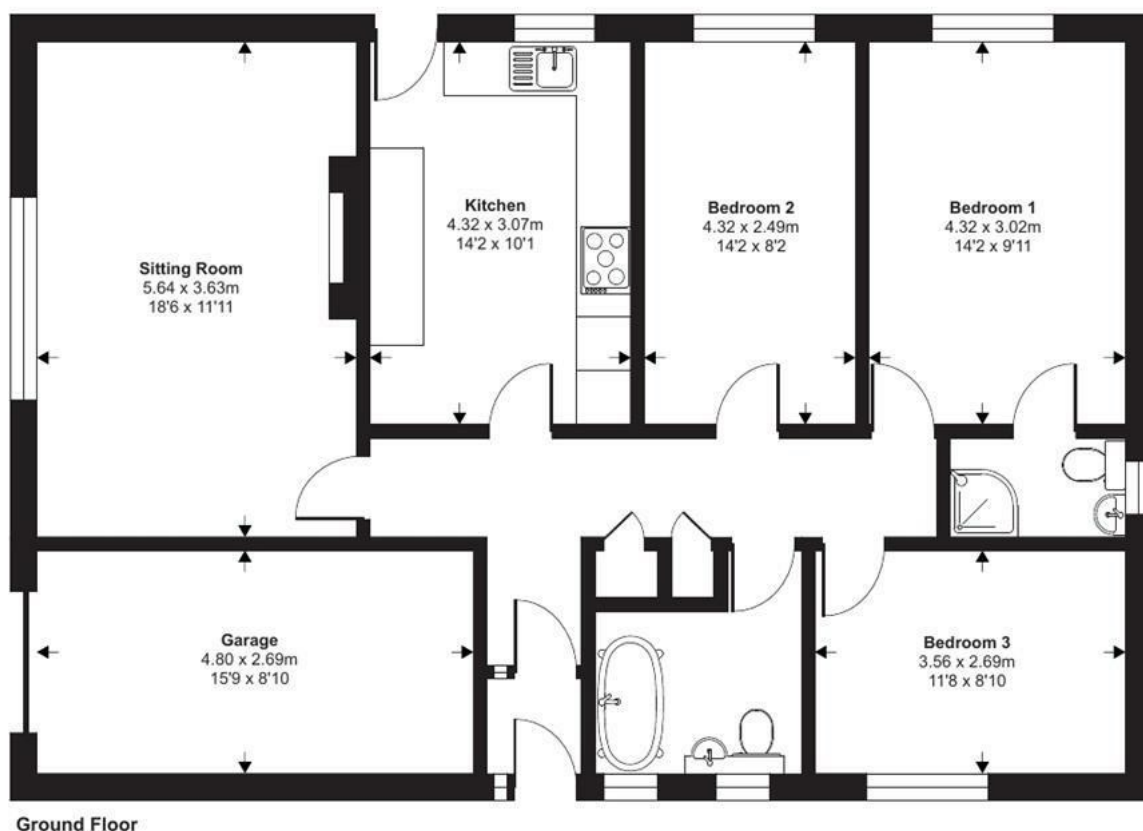
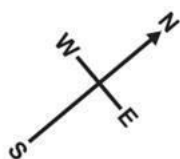
Offers In Excess Of  
£350,000





Approximate Area = 1092 sq ft / 101.4 sq m (includes garage)

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1295771

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

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