



Ogwell, Newton Abbot

4x  2x 

ENERGY
RATING
D65

- Video Walk-through Available
- Spacious Detached Reverse Level House
- 4 Bedrooms (1 en-suite)
- Lounge/Diner
- Pleasant Outlook
- Generous Garden
- Driveway and Garage
- Sought-After Ogwell Location
- Useful Store/Garden Room
- Early Viewings Advised

Guide Price:
£340,000
FREEHOLD

48 Larksmead Way, Ogwell, Newton Abbot, TQ12 6FE



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

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A spacious reverse level detached family home which enjoys pleasant views and is situated within a desirable development in the highly sought-after Ogwell area of Newton Abbot. The accommodation boasts four bedrooms - master en-suite, a lounge/dining room, kitchen, cloakroom/WC and bathroom. Gas central heating and uPVC double glazing are installed and outside there is a driveway and single garage with garden room and tiered garden to the rear.

Larksmead Way is located within the highly sought-after Ogwell area which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school and church. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

The Accommodation:

A uPVC part obscure double glazed entrance door with side panel leads to the entrance hallway with coats cupboard, further cupboard with wall mounted gas boiler, access to loft and stairs to the lower ground floor. Bedroom one has a window to rear enjoying pleasant views, mirror fronted wardrobe and an en-suite comprising shower cubicle, low-level WC and pedestal wash basin. Bedroom two has a window to rear enjoying pleasant views and a wardrobe recess. Bedroom three has a walk-in bay window to front and bedroom four has a window to front. The bathroom has a suite comprising panelled bath with shower over, tiling to surround, low-level WC, pedestal wash basin and a window.

On the lower ground floor, the hallway has a double cupboard with shelving and cloakroom/WC with low-level WC with concealed cistern, vanity wash basin, tiled walls and heated towel rail. The lounge/dining room is a bright and airy room with windows to rear and side and sliding patio doors leading to the rear garden and enjoys a pleasant outlook. From the dining area a door leads to the kitchen which is fitted with a range of wall and base units with rolled edge work surfaces, inset single drainer sink unit, built-in oven and hob, space for appliances, window and part-glazed door to side.

Garden & Parking:

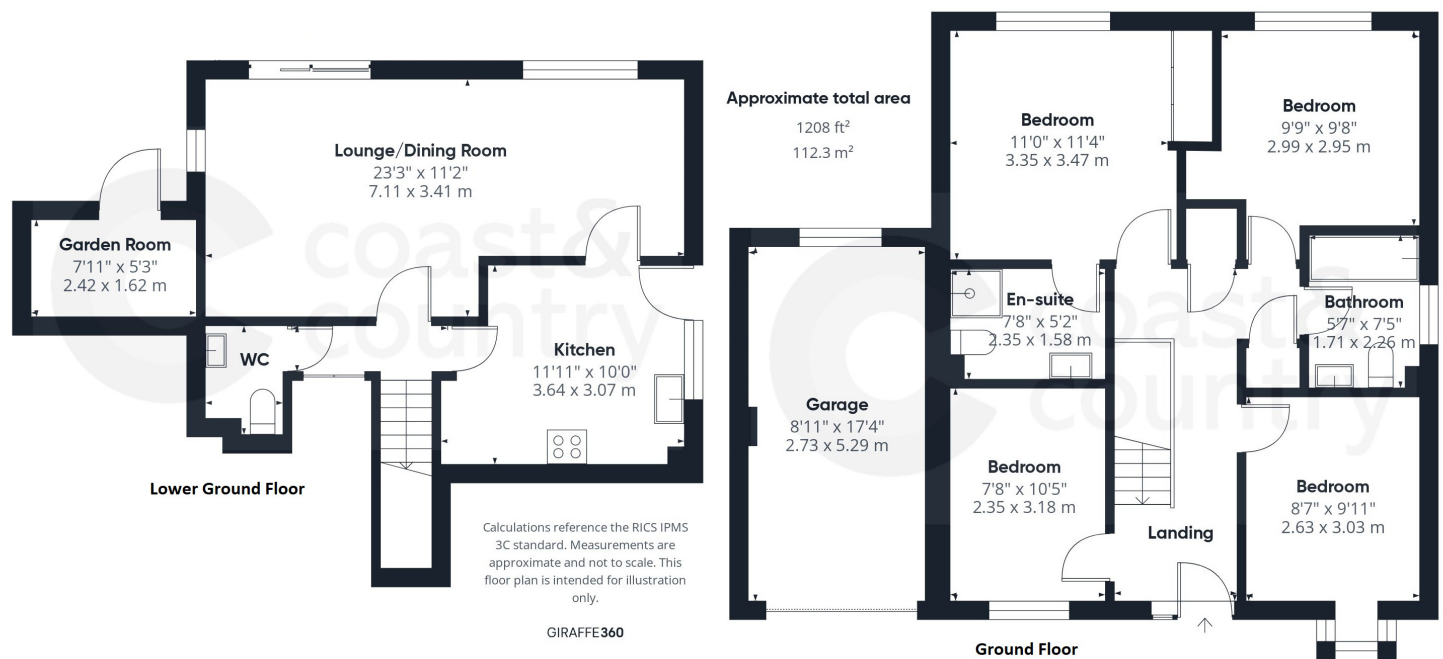
Outside to the front there is a lawned area and driveway leading to a single garage with metal up and over door and window to rear. Path leads to front door which extends along the side of property with gate giving access to the rear garden. The rear garden is tiered and enjoys a pleasant outlook. There is a raised paved balcony and steps to a garden with gravelled area and timber decked patio leading to a garden store beneath the garage. Steps lead down to further gravelled area with sloping lawn and paved patio and further steps leading to an area of lawn sloping to the rear boundary.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first right into Larksmead Way.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Mains gas.

The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.