



## Ogwell

- Detached Family Home
- 4 Bedrooms (master en suite)
- Lounge / Diner & Fitted Kitchen
- Bathroom & Ground Floor W.C
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Garage & Driveway Parking
- Viewing Highly Recommended

Asking Price:  
**£275,000**  
 Freehold

# 9 Larksmead Way, Ogwell, Newton Abbot, Devon, TQ12 6BT- Draft

A modern detached family home situated in East Ogwell which is a sought after location with a well-respected primary school and on the west side of the village a church and public house / restaurant. East Ogwell is on the outskirts of the market town of Newton Abbot which offers a wide range of amenities including supermarkets, vibrant town centre with a variety of shops, leisure facilities and primary and secondary schools and colleges. For commuters Newton Abbot has a mainline railway station and the A380 dual carriageway to Exeter and Torbay.

## Accommodation

The well-presented accommodation is approached on the ground floor through an entrance porch into the hallway. On the ground floor there is a cloakroom / w.c. The lounge / diner is double aspect and has French doors opening directly to the rear garden. The kitchen is fitted with a range of base and wall units and a window to the front aspect. On the first floor there are four double bedrooms, the master with an en suite shower room and the bathroom is fitted with a white suite. The property also benefits from gas central heating and double glazing.

## Ground Floor

Entrance Porch

Entrance Hallway

Cloakroom / W.C

Lounge / Diner

Kitchen 11' 8" (3.55m) x 10' 8" (3.24m)

## First Floor

Landing

Bedroom 1 11' 6" (3.51m) x 10' 10" (3.31m)

En Suite Shower Room

Bedroom 2 14' 1" (4.3m) x 9' 2" (2.8m)

Bedroom 3 10' 10" (3.3m) x 9' 10" (3m)

Bedroom 4 8' 7" (2.62m) x 7' 3" (2.2m)

Bathroom

## Outside

The enclosed rear garden is mainly laid to lawn bordered by mature shrubs and planting.

## Parking

Integral Garage and off road parking.

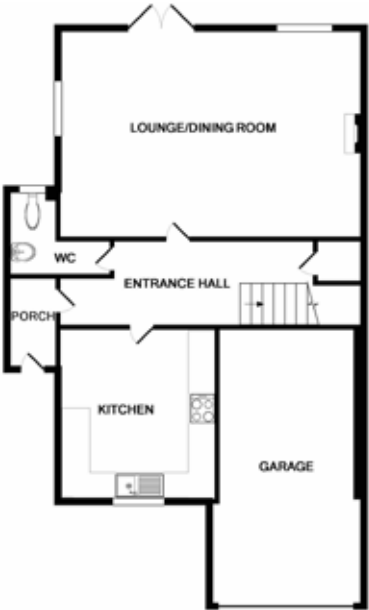
## Agents Notes

Council Tax Band: Band E

## 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.

## Floor Plans - For Illustrative Purposes Only



GROUND FLOOR  
APPROX. FLOOR  
AREA 754 SQ. FT.  
(70.0 SQ.M.)

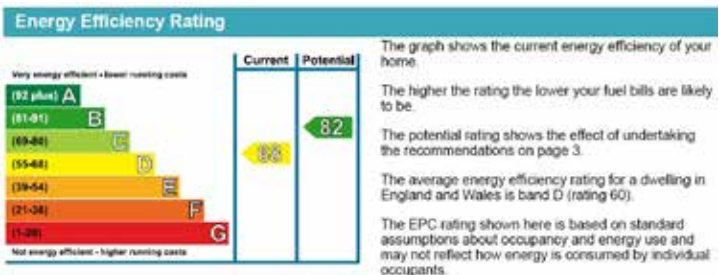
1ST FLOOR  
APPROX. FLOOR  
AREA 642 SQ. FT.  
(59.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1396 SQ. FT. (129.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaplan 020117

## Energy Performance Certificate

Full report available on request



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.