



Landrace Close, Ogwell, Newton Abbot, Devon

**£299,950 Freehold**



**SAMPLE MILLS & Co.**



**Landrace Close, Ogwell,  
Newton Abbot, Devon**

**£299,950 Freehold**

A contemporary style 4 bedroom Detached home situated in the popular area of Ogwell, offering spacious accommodation.

The property is laid over 3 levels and comprises spacious entrance hallway, 2 bedrooms, bathroom and garage on the ground floor. On the lower ground floor there are 2 further bedrooms, the master having en-suite, and utility room. On the first floor, there is an open plan contemporary style lounge/diner/kitchen/breakfast room and balcony sun terrace. Outside to the front of the property there is a gravel and paved garden with hard-standing for off road parking for 2 cars. The rear garden is larger than average size, which is level, has patio area full size with a small area to the side which has a built-in garden shed.

The property is within easy access of all local amenities, as well as the A38 expressway and mainline rail links to London Paddington.

Viewing highly recommended.



### Storm Porch

Hard wood and glazed door. Glazed panel to:

### Entrance Hallway

Mat well. Consumer box. Double panelled radiator. Smoke detector. Airing cupboard with Mega Flo system with shelving. Digital timer control unit. Connecting door through to:

### Integral Garage

Up and over door. uPVC double glazed window to the rear. Power and light. Door off to:

### Bedroom 4 – 15'9" x 8'6" (4.80m x 2.60m)

uPVC double glazed window to the front. Radiator. Recessed area. Space for wardrobes. TV point.

### Bathroom

Comprising 3 piece suite. Panelled bath, hand rails. Low level WC. Wash-hand basin. Partly tiled pattern walls with border. Recessed area. Obscure uPVC double glazed window. Ladder radiator. Fixed mirror. Shaver light and socket. Spot lamp. Extractor fan.

### Bedroom 3 – 11'4" x 10'6" (3.45m x 3.20m)

uPVC double glazed window to the side. Double panelled radiator. Recessed area for a built-in wardrobe.

Staircase off the hallway leads to the landing to:

### Open Plan Contemporary Style Lounge/Diner/Kitchen/Breakfast Room

### Kitchen/Breakfast Room 15'9" x 10'2" (4.80m x 3.10m)

Incorporates a range of fitted base units with high gloss finish doors. Wooden worktop surface areas. Built-in 5 ring gas hob with stainless steel splash back, stainless steel canopy over. Range of wall mounted cupboards. Stainless steel drainer 1½ with mixer tap over. uPVC double glazed window to the front. Built-in double oven with storage cupboard below and over. Built-in fridge.

### Breakfast Area

uPVC double glazed window to the front. Double panelled radiator. Double glazed patio door onto rose garden patio area.

### Lounge – 16'1" x 15'9" (4.90m x 4.80m)

Open planned. Dual aspect uPVC double glazed windows looking over the front and the rear looking over the surrounding area. Double glazed patio door providing access onto the sun terrace with double glazed windows running the full length of wall. Radiator. TV point.

### Staircase leading to lower ground floor

### Reception Hallway

Double glazed door providing access onto the rear garden. Single panelled radiator. Door through to:

### Utility

Base units. Stainless steel drainer, mixer tap over. Worktop. Radiator. Further under stairs storage which has the tumble dryer. Door through to:

### Master Bedroom – 12'10" x 9'10" (3.90m x 3.00m)

uPVC double glazed window looking over the rear garden. Radiator.

### En-Suite

Low level WC. Wash-hand basin. Shower cubicle fitted Ideal power shower. Pattern tiled walls with border pattern. Fixed mirror. Shaver light and socket. Connecting door through to:

### Bedroom 2 - 12'10" x 8'10" (3.90m x 2.70m)

Tiled floor. TV point. Single panelled radiator. uPVC double glazed window looking over the rear.

### OUTSIDE

The property has tarmac hard-standing at the front with off road parking. Gate with side access around to the rear. Paved patio with gravel area, gravelled borders to the front. The property benefits from a sun terrace which is accessed off the lounge/dining area which has a stainless steel balustrade, glass panelling and artificial grass, ideal for alfresco dining etc.

The rear garden comprises a larger than average sized garden which is level, has patio area full size with a small area to the side which has a built-in garden shed.

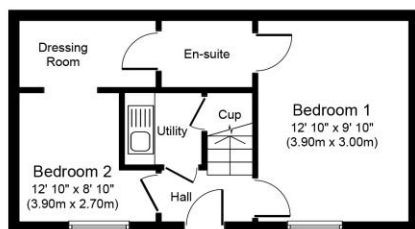
### AGENTS NOTE:

02/02/19 - £149 paid every 6 months for the green areas.

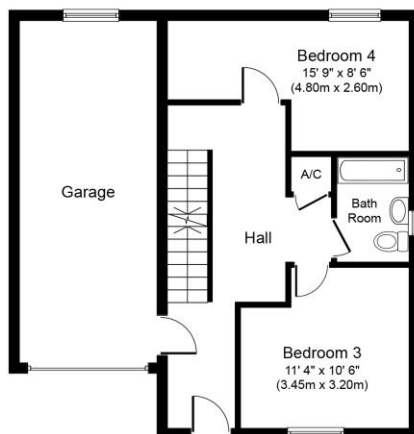
Council Tax: Band E - £2,190.64 (01/04/18 to 31/03/19)



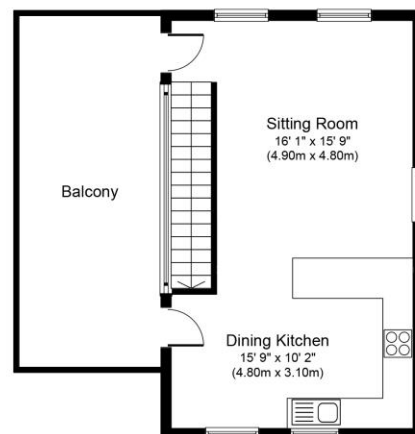
| Energy Efficiency Rating                    |         |           | Environmental (CO <sub>2</sub> ) Impact Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) A                                  |         |           | (92-100) A                                                      |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



**Lower Ground Floor**  
Approximate Floor Area  
**334 sq. ft.**  
(31.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**635 sq. ft.**  
(59.0 sq. m.)



**First Floor**  
Approximate Floor Area  
**420 sq. ft.**  
(39.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2019 | [www.houseviz.com](http://www.houseviz.com)

**SAMPLE MILLS & Co.**

[www.samplemills.co.uk](http://www.samplemills.co.uk)



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 01670 713330