

SAMPLE MILLS & Co.

Tel: 01626 367018 | Email: sales@samplemills.co.uk



Larksmead Way
Ogwell
Newton Abbot

Price **£290,000**

www.samplemills.co.uk

**Larksmead Way
Ogwell
Newton Abbot**

Price: £290,000

ABOUT THE PROPERTY:

A fantastic opportunity to acquire a Detached family property which offers spacious living accommodation. The property is ideally situated in the popular residential area of Ogwell and provides excellent access for the A38 and A380. The area also boasts a sought after Primary School which proves popular for young families.

The property offers excellent living accommodation which comprises Entrance Porch, Hallway, spacious Lounge, Dining Room, spacious modern Kitchen opening into the Conservatory and a Downstairs Cloakroom. Upstairs the property benefits from 3 good sized Bedrooms and a Family Bathroom.

Outside the property has excellent off road parking, Garage, private gardens to the front and rear, and decking areas on 2 levels.

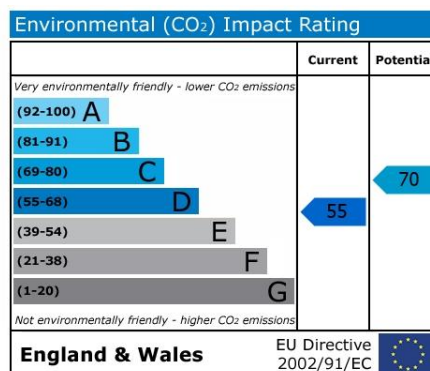
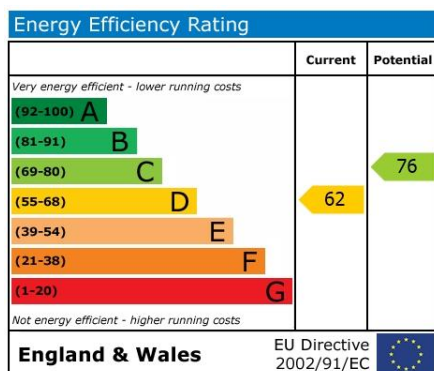
An early viewing is highly recommended for those seeking a spacious family property in this popular residential location.

Directions

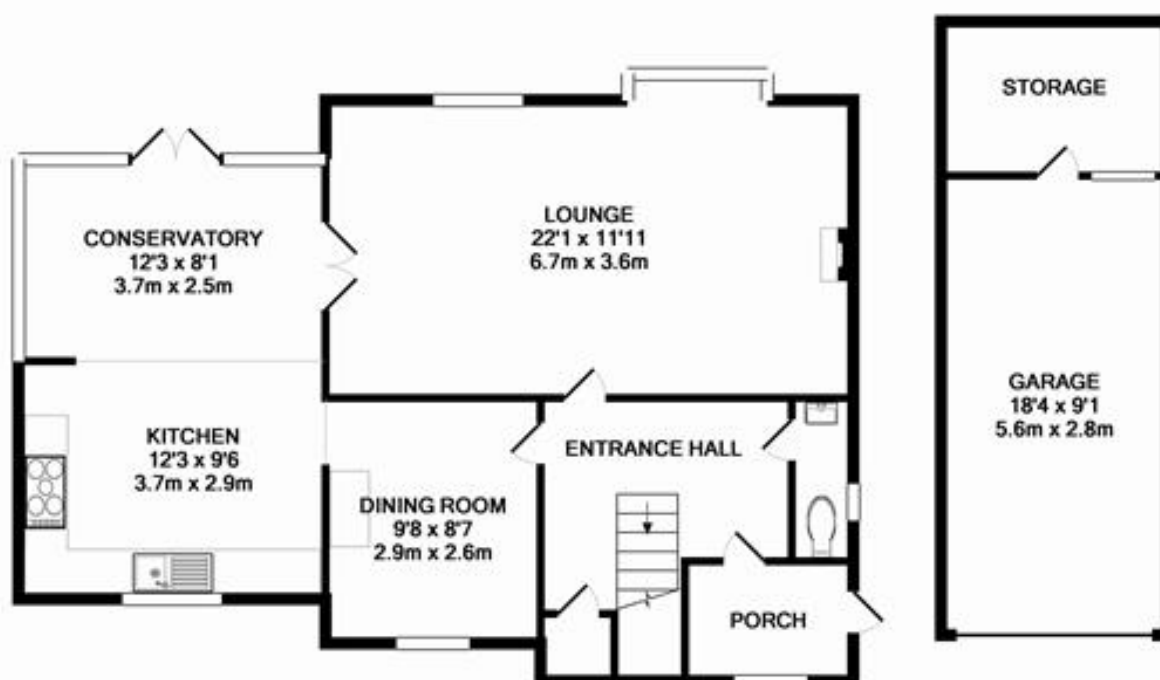
From our Newton Abbot office continue onto Wolborough Street, onto the Totnes Road. Upon reaching the Ogwell Cross roundabout turn right continuing down the hill taking the first turning right into Larksmead Way.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.



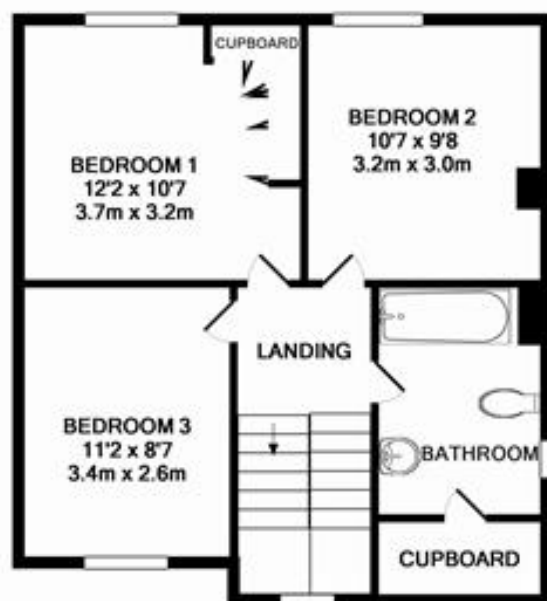




GROUND FLOOR
APPROX. FLOOR
AREA 85.6 SQ.M.
(921 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.4 SQ.M. (1393 SQ.FT.)

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 Metropix ©2015



1ST FLOOR
APPROX. FLOOR
AREA 43.9 SQ.M.
(472 SQ.FT.)

Sample Mills & Co.

3 Bank Street, Newton Abbot, Devon TQ12 2JL Tel: 01626 367 018

sales@samplemills.co.uk | www.samplemills.co.uk