



Ogwell

- Modern Detached Family Home
- 4 Bedrooms
- Contemporary Open Plan Living
- Family Bathroom and Shower Room
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden & Balcony
- Garage & Driveway Parking
- Popular Location

Asking Price:

£299,950

Freehold

EPC RATING: C78

22 Landrace Close, Ogwell, Newton Abbot, TQ12 6UG - Draft

A stunning detached family home, offering stylish 4 bedroom accommodation with contemporary open plan living accommodation. In addition to an enclosed rear garden the property boasts a balcony over the garage which enjoys views over the surrounding area. This various attributes this bright and airy property has to offer will surely meets the needs of the modern family and viewing comes highly recommended.

Landrace Close is in the catchment area of the highly regarded Canada Hill Primary School and in the nearby Ogwell village there is a popular inn and a church. Newton Abbot town centre with its wide range of shopping, business and leisure facilities and primary and secondary schools is approximately one mile away. Transport links include a bus station with routes throughout the area, a mainline train station with direct links to London and the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

Accommodation

The ground floor entrance hallway leads to bedrooms 3 and 4 and the family bathroom with modern white suite and monochrome decor. Also accessed off the ground floor hallway is the garage and stairs rise to the first floor and another staircase descends to the lower ground floor. The master bedroom and the 2nd bedroom with linking Jack-and-Jill shower room and a utility room are situated on the lower ground floor. The living accommodation, situated on the first floor, is particularly light filled and spacious and the roof balcony seamlessly links the interior and exterior. The kitchen is fitted with a comprehensive range of high gloss units.

Ground Floor

Hallway	
Bedroom 2	11' 10" (3.6m) x 11' 2" (3.4m)
Bathroom	6' 11" (2.1m) x 5' 7" (1.7m)
Bedroom 3	8' 10" (2.7m) x 8' 2" (2.5m)
Garage	20' 4" (6.2m) x 10' 6" (3.2m)

Lower Ground Floor

Hallway	
Utility	
Bedroom 1	19' 2" (5.84m) x 9' 10" (3m)
Jack & Jill Shower Room	5' 11" (1.8m) x 4' 11" (1.5m)
Bedroom 4	16' 2" (4.92m) x 9' 2" (2.8m) max

First Floor

Lounge Area	16' 9" (5.1m) x 16' 5" (5m)
Kitchen / Diner	14' 1" (4.3m) x 10' 2" (3.1m)
Balcony	

Outside

Enclosed rear garden.

Parking

Garage and driveway.

Agents Notes

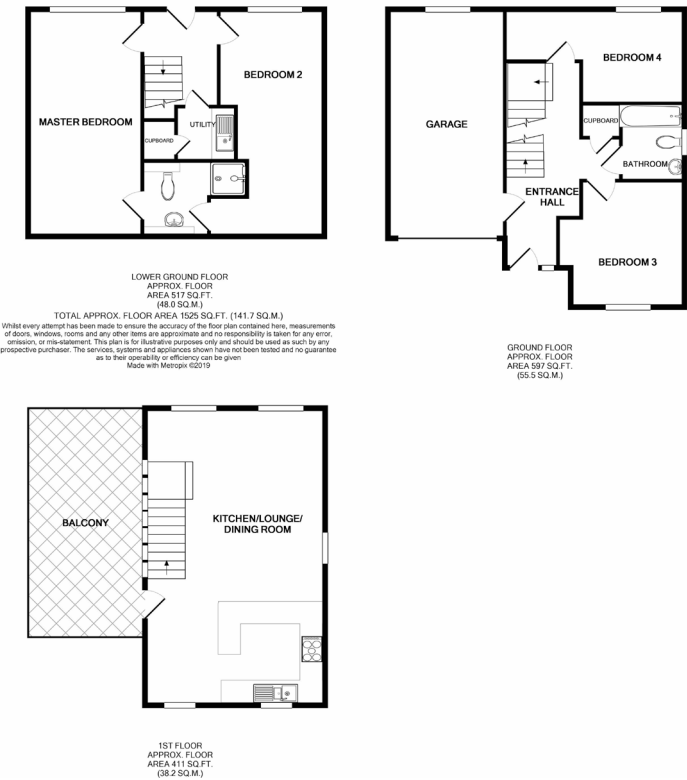
Council Tax Band: Currently Band E

Directions

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first left into Reynell Road. Follow the road through to the Ogwell Brook development. Take the first right before the computer shop into Gascon Close. Follow the road around to the right into Landrace Close.

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.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Full report available on request

