



Ogwell

- Extended Detached Family Home
- 5 Bedrooms (2 en suite)
- 2 Reception Rooms
- Contemporary Kitchen / Family Room
- Balcony
- Garage & Driveway Parking
- Attractive Enclosed Rear Garden
- Available With No Upward Chain

Asking Price:
£375,000
 Freehold

63 Larksmead Way, Ogwell, Newton Abbot, TQ12 6FE - Draft

An extended superbly presented spacious modern detached family home which is situated in an enviable position within the highly sought after Ogwell area of Newton Abbot and enjoying pleasant rural views to the rear.

Ogwell is a sought after area on the outskirts of Newton Abbot and benefits from a highly regarded school, village church and public house. The market town of Newton Abbot is less than one mile away and offer a wide range of amenities including shops, supermarkets, leisure facilities, primary and secondary schools and mainline railway station to London Paddington. There is easy access onto the A380 dual carriageway to Exeter and the M5 beyond.

The Accommodation

The accommodation is accessed via the entrance door leading to a good sized reception hallway with cloakroom / w.c and multi glazed door to a spacious lounge with bay window to the front and feature decorative fireplace. Glazed double doors lead to a separate dining room and there is an impressive kitchen / family room which has been extended and is extensively fitted with built in appliances, a central island and Velux windows. Upstairs there are five bedrooms, two of which benefit from an en suite and the master also benefiting from a balcony enjoying the lovely views. There is also a family bathroom. Gas central heating and double glazing are installed.

Ground Floor

Reception Hallway

Cloakroom / W.C

Lounge 19' 10" (6.04m) x 11' 2" (3.4m)

Dining Room 12' 0" (3.65m) x 9' 11" (3.01m)

Kitchen/ Family Room 18' 6" (5.65m) x 18' 3" (5.55m)

First Floor

Landing

Bedroom 1 11' 3" (3.42m) x 7' 7" (2.3m)

Balcony

En Suite Shower Room

Bedroom 2 12' 0" (3.66m) x 11' 2" (3.4m)

En Suite Shower Room

Bedroom 3 10' 6" (3.2m) x 8' 5" (2.56m)

Bedroom 4 9' 5" (2.86m) x 9' 0" (2.74m)

Bedroom 5 11' 3" (3.42m) x 7' 7" (2.3m)

Bathroom

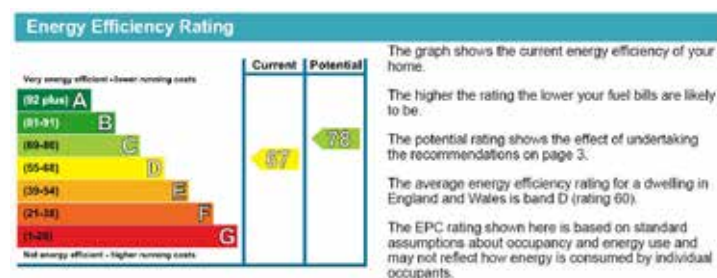
Gardens

The enclosed rear garden has been neatly landscaped to include a paved patio area framed by a brick retaining wall and steps leading up to a lawn area with summerhouse. Attractive raised flower bed with natural stone retaining wall.

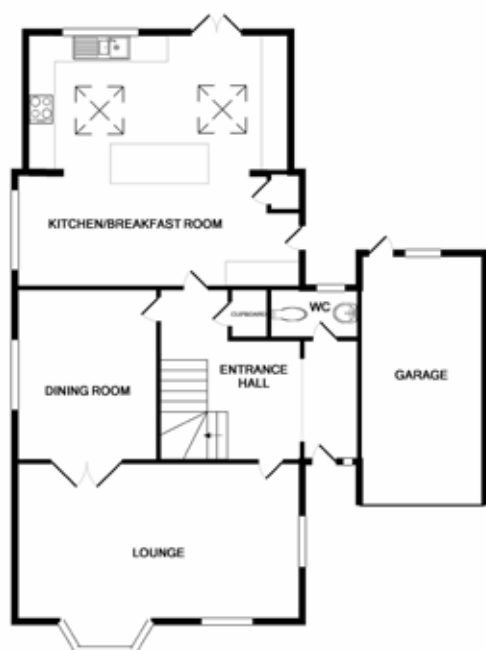
Parking

Integral garage and block paved driveway providing off road parking.

ENERGY PERFORMANCE RATING



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



GROUND FLOOR
APPROX. FLOOR
AREA 998 SQ.FT.
(92.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.3 SQ.M.)

FLOOR PLANS

For Illustrative Purposes Only

TOTAL APPROX. FLOOR AREA 1819 SQ.FT. (169.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
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Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

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.