



## Ogwell, Newton Abbot

4x  2x 

ENERGY  
RATING  
C70

- Video Walk-through Available
- Detached Family Home
- 4 Bedrooms (1 en-suite)
- Lounge & Dining Room
- Spacious Kitchen/Diner
- Family Bathroom and Additional WC
- Driveway Parking
- Rear Garden with Patio
- Sought-After Village Location
- Convenient for Highly-Regarded Primary School

**Guide Price:**  
**£400,000**  
FREEHOLD







## 51 Larksmead Way, Ogwell, Newton Abbot, TQ12 6FE

A spacious four-bedroom detached family home located in a private drive off Larksmead Way in the highly regarded Ogwell area of Newton Abbot. Gas central heating and double glazing are installed and viewings come highly recommended to appreciate the location and accommodation on offer.

Larksmead Way is located within the highly sought-after Ogwell area which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school and church. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

### The Accommodation:

A hardwood, multi-obscure glazed entrance door leads to the entrance porch with a multi-glazed door to the hallway and further multi-obscure glazed door to the dining room/study with double-glazed window to front and deep storage area. The entrance hallway has stairs to first floor and a cloakroom/WC with low-level WC, vanity wash basin and obscure double-glazed window. The lounge has a walk-in bay with double-glazed windows to front enjoying a pleasant outlook, feature fireplace with electric living flame fire, large understairs storage cupboard and door to the kitchen/dining room which is a bright and spacious room with two double-glazed windows and double-glazed sliding patio doors enjoying a pleasant outlook over the rear garden. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, inset single drainer sink unit, built-in double oven and hob, space for fridge/freezer, washing machine and dishwasher.

Upstairs, the landing has a double-glazed window, storage cupboard, airing cupboard and access to loft. Bedroom one has a double-glazed window to front enjoying a pleasant outlook, built-in cupboards and an en-suite shower room with corner shower cubicle, low-level WC, pedestal wash basin, heated towel rail and obscure double-glazed window. Bedroom two has a double-glazed window with outlook to front. Bedrooms three and four both

have double-glazed windows overlooking the rear garden. The bathroom has a modern suite comprising panelled bath with shower over, screen, tiling to surround, low-level WC, pedestal wash basin, heated towel rail, part tiled walls and obscure double-glazed window.

### Outside:

The front garden consists of a gravelled area and shrub borders, gate and path at side leading to the rear garden which enjoys a sunny aspect and has a large, paved patio, lawn and shrub borders.

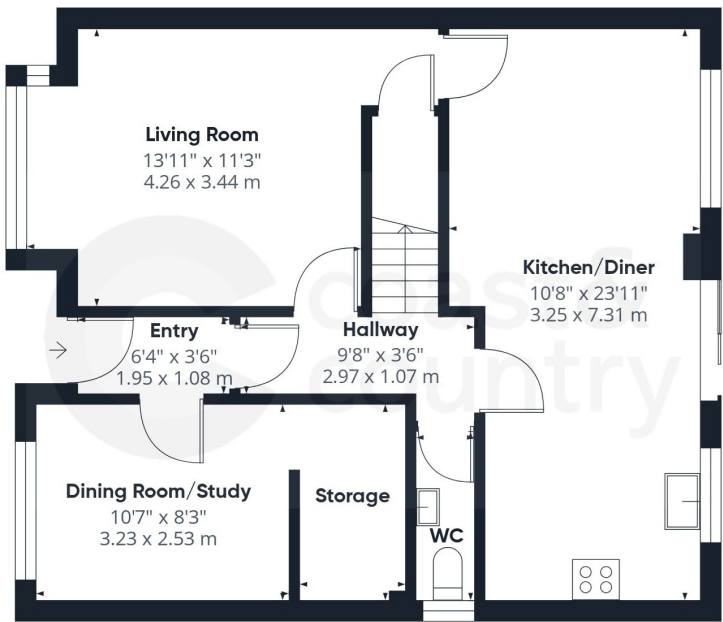
### Parking:

Outside to the front there is a driveway providing off-road parking. This driveway is situated at the end of a private driveway which is shared with one other property.

### 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.

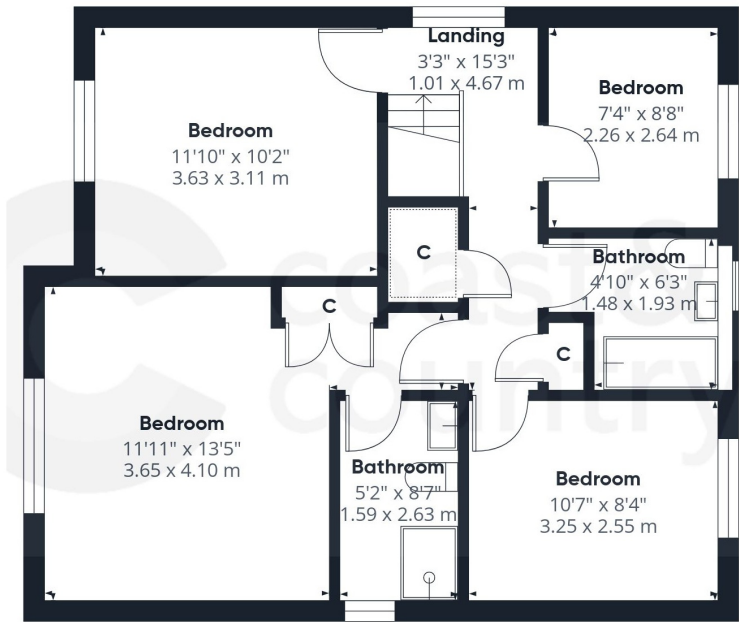




Ground Floor

Approximate total area

1246 ft<sup>2</sup>  
115.9 m<sup>2</sup>



Floor 1

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Property is accessed via private driveway which is owned by the property and shared with one other property.

Oak tree in rear garden has a TPO.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.