



- Spacious Detached House
- No Onward Chain
- Modern Fitted Kitchen
- Lounge/Diner
- Downstairs Cloakroom
- Three Good Sized Bedrooms
- Modern Shower Room
- Front And Rear Gardens
- Garage And Driveway Parking
- Viewing Highly Recommended

Our View "A lovely family home in a sought after Village location."

A detached three bedroom house with garage, parking and gardens.

A delightful tucked away three bedroom detached house, on a good size plot at the head of a quiet Cul-de-sac. Situated in the highly sought after village of Ogwell, which is on the outskirts of Newton Abbot, Ogwell village has a church, village hall, pub, tennis court and a highly regarded School. The market town of Newton Abbot is approximately 1 mile away and offers a wide range of shopping and leisure facilities, along with the mainline railway station.

The spacious accommodation comprises of: a storm porch, entrance hall, modern kitchen, lounge/dining room, ground floor cloakroom, three bedrooms and a shower room. Externally there are front and rear gardens, a link-detached single garage and driveway parking. Benefiting from UPVC double glazing, gas central heating the house is offered for sale with no onward chain.

On approaching the property, there is an area laid to lawn with a tar-macadam driveway providing off road parking, this takes you to the garage, storm porch and the front door.

The spacious hallway has stairs rising to the first floor landing, a radiator, under stairs storage cupboard and doors to:

The ground floor cloakroom which has a wall mounted wash hand basin, low flush WC, radiator and an obscured side aspect window.

The good size lounge/dining room provides ample space for both living and dining. There is a front aspect double glazed window, a focal fireplace with stone surround, tiled hearth and coal effect gas fire, coving to ceiling, wall light points and a radiator. The lounge extends into the dining area which has a serving hatch through to the kitchen, French doors opening out onto the garden and a radiator.

The kitchen has a good range of white high gloss base units with matching wall cabinets, a drawer stack, wood effect worktop surfaces, a stainless-steel sink unit, tiled splash backs and a window looking out over the rear garden. There is a built-in electric oven with a four-ring gas hob and a chimney style extractor hood above, integrated fridge freezer, space and plumbing for an automatic washing machine, wall mounted gas fired boiler and a door out to the garden.

The spacious first-floor landing has a small window to the front aspect, a loft hatch providing access to the loft space and an airing cupboard housing the water cylinder and also having slatted shelving.

Bedroom one is bright and airy with a window to the front aspect, a radiator and a built-in double wardrobe with cupboards overhead.

Bedroom two is a double room with a window to the rear aspect overlooking the garden and a radiator.

Bedroom three is a good size single room with a window and radiator

The well-presented modern shower room has a walk in double shower with a chrome shower unit, shower seat, fitted shower screen, fully tiled walls, pedestal wash hand basin, a low flush WC, radiator, shaver point and a side aspect obscured window.

Outside; the rear garden can be accessed from either the kitchen or the French doors in the dining room. There is a good-sized paved patio, ideal for Al-fresco dining, which extends around to the side with two steps leading up to a good size lawn. To the left of the garden is a vegetable patch ideal for growing home produce, along with a glass greenhouse. A timber gate to the rear of the main garden provides access to an additional garden area laid to lawn planted with mature trees. An Iron Gate and pathway to the side of the property provides access to the front.

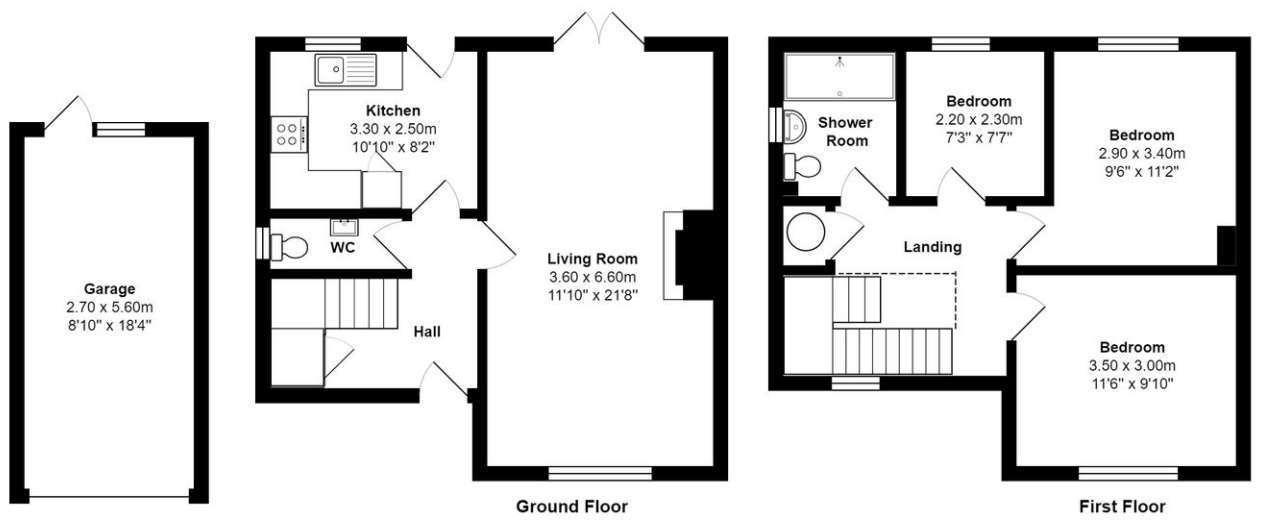
The link-detached garage has an up and over door, power and light. There is a courtesy door to the rear and a loft hatch giving access to eaves storage.

Council Tax Band D for the period 01/04/2023 to 31/03/2024 financial year is £2224.99



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



14 Larksmead Way, Ogwell
 Total Area: 84.6 m² ... 910 ft² (excluding garage)
 All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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 Tenure: Freehold
 01626 364900

Larksmead Way, Ogwell, Newton Abbot

£365,000

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