





2 Landrace Close, Ogwell - TQ12 6UG

Guide £290,000 Freehold

Semi-Detached House • 3 Bedrooms (x1 En Suite) • Sought After Location • Large Integral Garage & Driveway • Kitchen/Diner With Balcony • Lounge With French Doors To Garden • Family Bathroom • Enclosed Rear Garden with Lawn & Decked Terrace • En Suite & 2 WCs • Video Walk-Through Available • Arranged Over Three Floors • Garden















A smartly presented semi-detached house situated within the highly sought after Ogwell area of Newton Abbot. The property is presented over 3 floors which perfectly suits it plot with the rear garden adjacent to the living accommodation level. A particular feature of the home is its large integral garage which also has a plumbed utility area.

Within the immediate area is well regarded Canada Hill Primary school and within a stone's throw a timetabled bus route into the town centre which is around a miles walk away with its extensive range of shops, businesses, bars, restaurants and mainline railway station.

Accommodation

Stepping inside, the property enjoys plenty of natural light and the accommodation flows well. A spacious entrance hall provides access to the integral garage and has a useful WC with basin off.

On the first floor is another guest cloakroom off the landing leading to the lounge which has French doors, a window to the rear garden and an ornamental chimney breast and twin custom built alcove cupboards.

Overlooking the front through French doors which open to a balcony with an open aspect is the kitchen/diner fitted with a comprehensive selection of cabinets and some integrated appliances.

On the top floor the landing has two fitted cupboards and doors opening to 3 bedrooms the principal with an ensuite with oversized shower cabinet, basin and WC. Completing the picture is a smart modern family bathroom.

Gardens

Surprisingly private and fully enclosed rear garden with timber decked terrace and well-kept lawn. Gated side access path and steps.

Parking

Large integral garage with additional parking space in front.

Agent's Notes

Council Tax: Currently Band D

Tenure: Freehold

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

EPC Energy Efficiency Rating: C



Ground Floor

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

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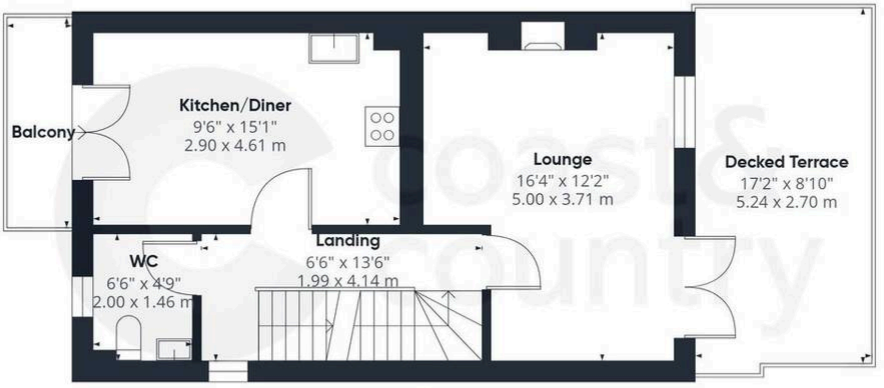


Floor 1

Approximate total area(1)

1251 ft²

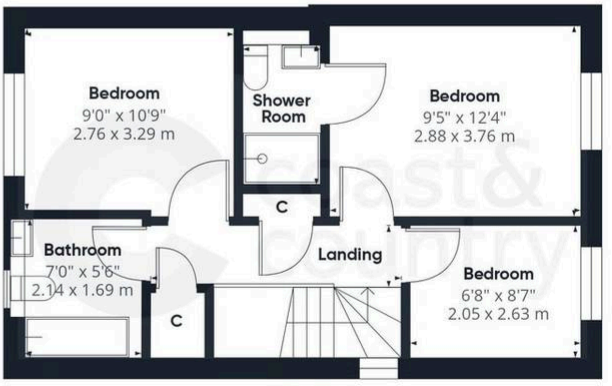
116.2 m²

Balconies and terraces

194 ft²

18 m²

(1) Excluding balconies and terraces



Floor 2

Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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 ± 0.1m. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.