

SIMPLY GREEN

Landrace Close, Ogwell, Newton Abbot, TQ12 6UG

Newton Abbot -



Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

- Popular Landrace Close, Ogwell location
- Spacious accommodation arranged over three floors
- Kitchen/diner with double doors onto front facing balcony
- Rear facing lounge with double doors opening onto the garden
- Master bedroom with en- suite shower room
- Integrated garage with useful utility area
- Parking for two vehicles with electric car charging point
- Enclosed rear garden with side access

Property Type: Semi Detached House

Council Tax Band: D

A well presented three bedroom semi detached townhouse situated in the highly regarded Landrace Close, Ogwell. Offering spacious accommodation arranged over three floors. Internally, the property benefits from a kitchen/diner with balcony, rear facing lounge with garden access, master bedroom with en suite, two further bedrooms and family bathroom. Externally has parking for two vehicles, an EV charging point and an enclosed rear garden.





Situated in the highly regarded Landrace Close, Ogwell, this well-presented three-bedroom semi-detached townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families.

The property is approached via a private driveway, providing parking for two vehicles, with a front garden and access to the integrated garage.

Internally

On entering the property, the welcoming entrance hall provides useful space for coats, shoes and everyday items, together with a downstairs WC and internal access to the garage. The garage also benefits from a useful utility area positioned towards the rear.

The first floor provides the main living accommodation. To the rear of the property is a comfortable lounge, currently arranged with two sofas and a TV area, with double doors opening directly onto the enclosed rear garden, creating a lovely connection between the living space and outside.

To the front is the well equipped kitchen/diner, offering ample storage and preparation space together with an integrated fridge/freezer and gas hob. Double doors open onto a front facing balcony, providing an additional outdoor seating area and allowing plenty of natural light into the room. A further WC with wash basin completes this floor.

The top floor is dedicated to the bedrooms and family bathroom. The master bedroom is a spacious double room overlooking the rear garden and benefits from its own en-suite shower room with WC and wash basin. There are two further bedrooms, with the second bedroom being another generous double room overlooking the front of the property, while the third bedroom enjoys a rear aspect and views over the garden.

The family bathroom completes the accommodation and is fitted with a bath, WC and wash basin.

Externally

The property benefits from an enclosed rear garden with side access via a shared pathway, providing a private and manageable outdoor space. To the front, there is a garden and driveway parking for two cars, together with the added benefit of an electric vehicle charging point.

Agents Notes

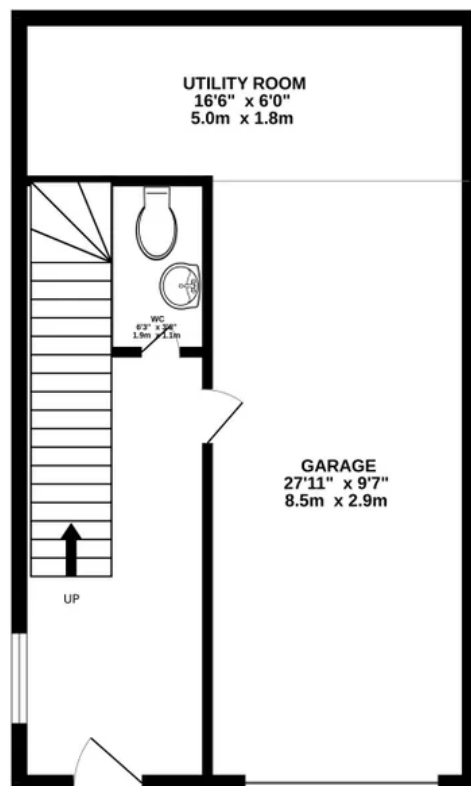
Service Charge - £173 every 6 months

Anti-Money Laundering (AML):

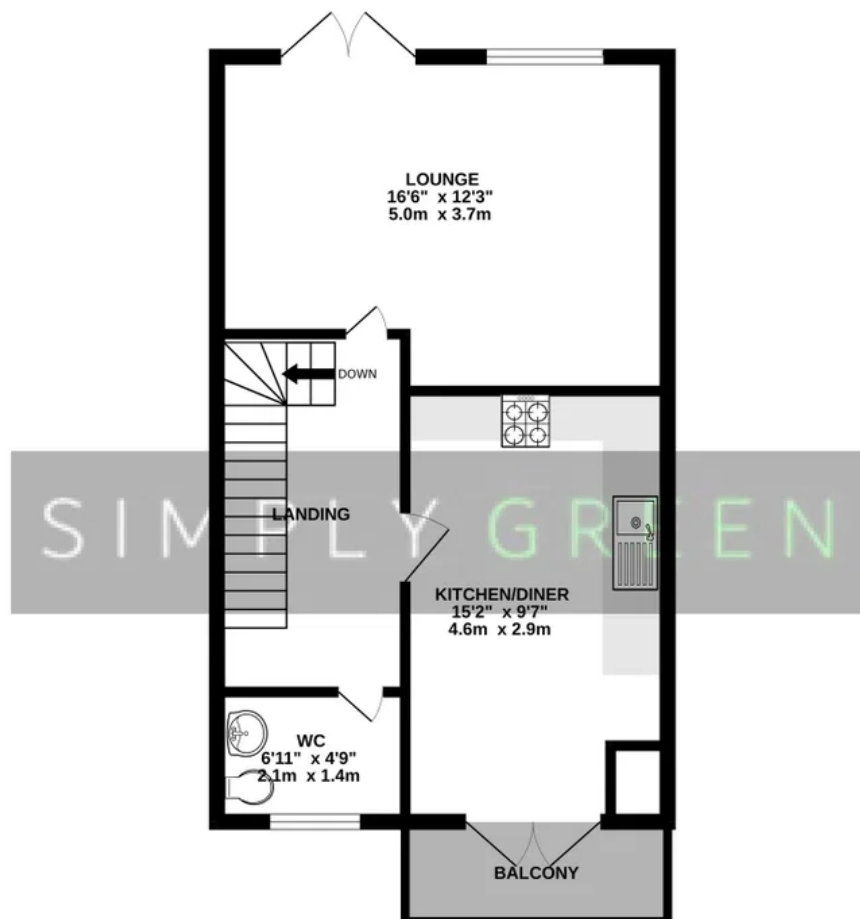
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



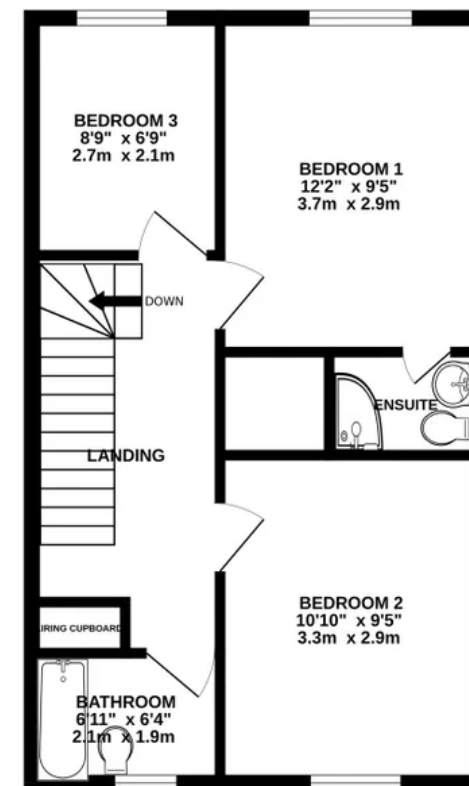
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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