

SIMPLY GREEN

Larksmead Way, Ogwell, Newton Abbot, TQ12 6BT

Newton Abbot - Guide Price



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Three Bedroom Detached Family Home
- Quiet Private Cul-De-Sac Position
- Generous Double Driveway with Ample Parking
- Garage With Rear Garden Access
- Bright And Spacious Lounge/Diner
- Double Doors Opening Onto The Rear Garden
- Fitted Kitchen With Integrated Fridge/Freezer and Gas Hob
- Downstairs WC and Useful Under Stairs Storage
- Village Location with Easy Access to Newton Abbot, Totnes, Schools, Amenities and Local Countryside

Property Type: Detached House

Council Tax Band: D

Tenure: Freehold

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Approaching the property, set back from the main road, up a private driveway is ample off road parking for multiple cars, with the garage positioned to the side.

Internally

A few steps lead up to the main entrance, where you are welcomed into a useful entrance hallway. The hallway provides space for coats and shoes, along with a large under-stairs storage cupboard, ideal for keeping everyday items neatly tucked away. A downstairs WC is conveniently located off the hallway.

To the rear of the property is the kitchen, which benefits from an integrated fridge/freezer, integrated gas hob and space for a washing machine. A rear door provides direct access into the garden, making the space particularly practical for everyday family life and entertaining.

Also accessed from the hallway is the impressive lounge/diner. This is a bright, light and airy room with plenty of space for both comfortable seating and dining. Integrated storage runs along one wall, while double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Heading upstairs, the first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and enjoys views over the front garden and driveway, with ample room for a double bed and additional furniture.

The second bedroom is another well-sized double room, making it ideal for a child, guest bedroom or additional family space. The third bedroom is currently arranged as a dressing room but offers excellent versatility and could equally be used as a home office, nursery or occasional bedroom depending on the new owner's requirements.

Completing the accommodation is the main family bathroom, fitted with a WC, wash basin and double shower.

Externally

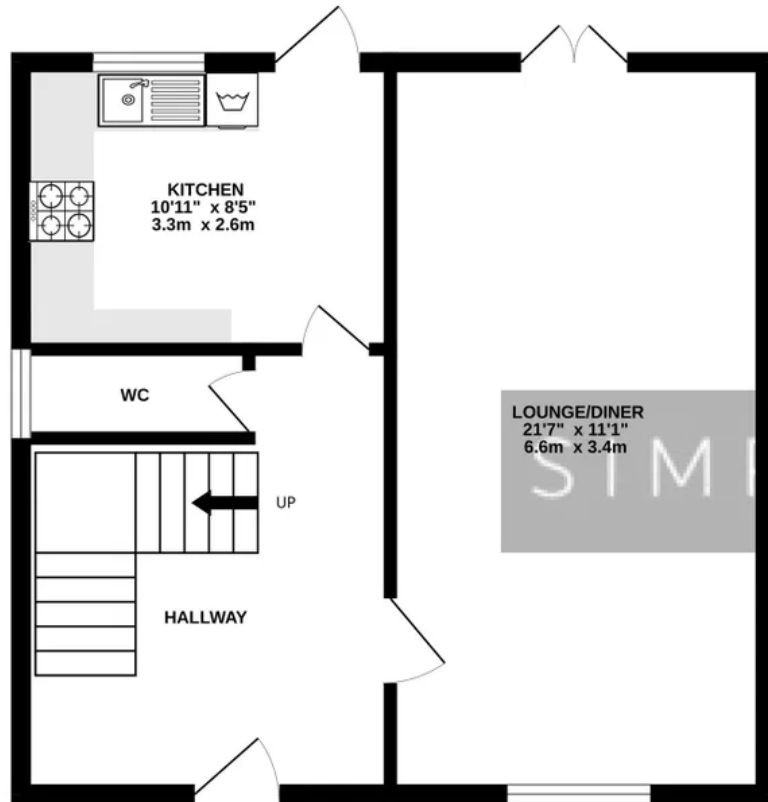
The property continues to impress. The front provides a neat and well-maintained garden alongside the generous double driveway and garage. To the rear is a large garden offering plenty of space for children, pets, entertaining or simply enjoying the outdoors. There is also useful side storage, while a rear access door leads directly to the garage.

Anti-Money Laundering (AML):

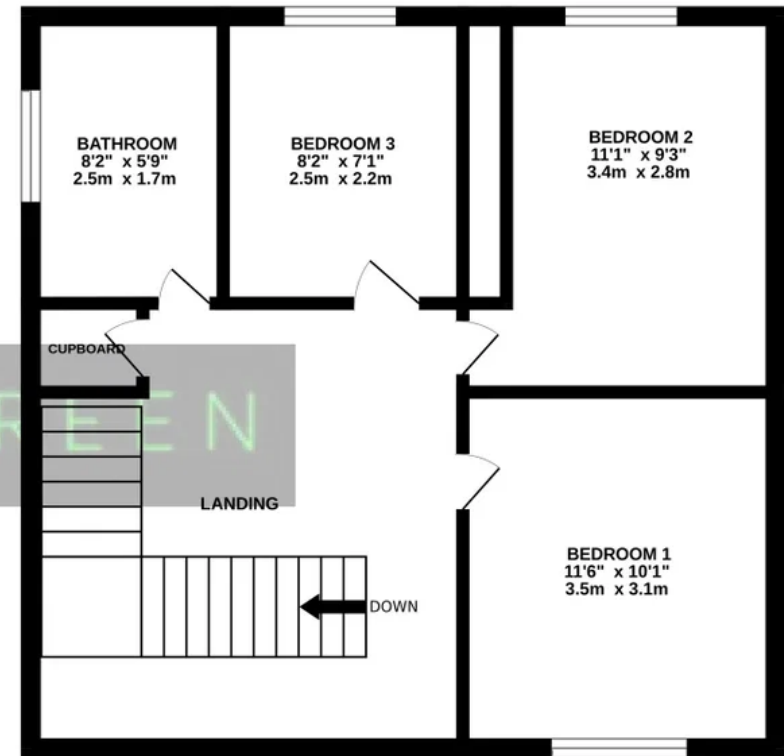
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR



1ST FLOOR



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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