



SIMPLY GREEN

Larksmead Way, Ogwell, Newton Abbot, TQ12 6BT

Newton Abbot - £290,000



Bedrooms: 3 | Bathrooms: 1 | Reception: 1

- No Chain
- Three Bedroom Detached Property
- Garage and Driveway
- Bathroom & Separate WC
- Lounge/Diner
- Three Good Bedroom Sizes
- Excellent Potential
- Close to Canada Hill Primary School
- Corner Plot
- Private Enclosed Garden

Property Type: Detached House

Council Tax Band: D

This well-proportioned three bedroom detached property offers a fantastic opportunity for buyers looking to create a home tailored to their own style. Offering generous accommodation, good-sized rooms, a front and back garden, driveway and garage. The property would benefit from some updating but provides an excellent foundation for those looking to add their own personal touch.





An excellent three bedroom detached family home, ideally situated on a corner plot in a popular residential area, offered to the market with no onward chain.

Ground Floor

Upon entering, you are welcomed into a front hallway with access to the principal ground-floor accommodation. To the left is the spacious lounge/diner, featuring a double window overlooking the front of the property, allowing plenty of natural light into the room. To the rear, double doors open directly onto the private enclosed rear garden, creating a useful connection between the living space and outside.

The kitchen is positioned to the rear of the property and also benefits from a door providing direct access to the garden. A separate downstairs WC completes the ground floor.

First Floor

Stairs rise from the hallway to the first-floor landing, where you will find three well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and features a double window, creating a bright and airy room with ample space for bedroom furniture and wardrobes. The second bedroom overlooks the rear garden and offers a comfortable guest bedroom, while the third bedroom, also enjoying a rear outlook, could make an ideal child's bedroom, home office or additional living space depending on the purchaser's needs.

The family bathroom comprises a bath, wash basin and WC, with a useful storage cupboard located on the landing housing the water tank.

Externally

The property benefits from a private enclosed rear garden, driveway and single garage offering a blank canvas for landscaping and creating an enjoyable outdoor space.

Location

Newton Abbot is approximately a 10-minute drive away, providing a wide range of shops, supermarkets, leisure facilities and everyday amenities. The property is also within close proximity to Canada Hill Primary School, making it a particularly appealing option for families.

For those commuting or travelling further afield, there are transport links providing access towards Totnes and surrounding areas and easy reach of Newton Abbot, the property offers a well connected setting for a variety of buyers.

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.



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET