



## Ogwell

3x 2x

ENERGY  
RATING  
C77

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

**Guide Price:**  
**£300,000**  
FREEHOLD

# 2 Landrace Close, Ogwell, Newton Abbot, TQ12 6UG



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 2 Landrace Close, Ogwell, Newton Abbot, TQ12 6UG

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 its 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 mile's walk away with its extensive range of shops, businesses, bars, restaurants and mainline railway station.

### **The 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.

### **Parking:**

Large integral garage with additional parking space in front.

### **Gardens:**

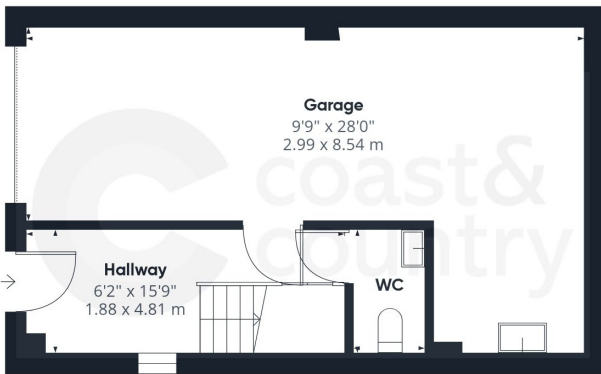
Surprisingly private and fully enclosed rear garden with timber decked terrace and well-kept lawn. Gated side access path and steps.

### **Directions:**

From Newton Abbot town centre take the Totnes Road. At the roundabout next to the cemetery take the third exit into Ogwell Road and then first left into Reynell Road. Follow the road until you reach the crescent of houses on the left then turn right and Landrace Close is off to the right.



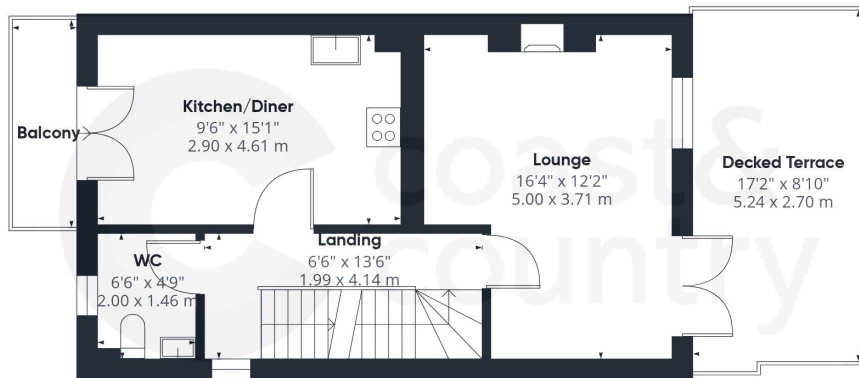
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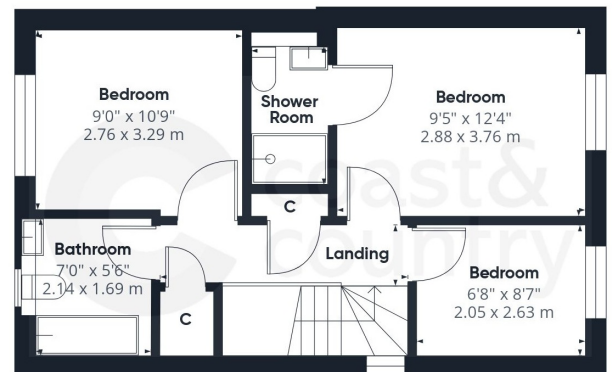
Ground Floor

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

GIRAFFE360



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1251 ft<sup>2</sup>  
116.2 m<sup>2</sup>

**Balconies and terraces**

194 ft<sup>2</sup>  
18 m<sup>2</sup>

(1) Excluding balconies and terraces

**Agents Notes:**

Council Tax: Currently Band D

Tenure: Freehold

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

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. 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 any 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  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. 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.