





11 Lynwood, Ogwell - TQ12 6FQ

Guide £400,000 Freehold

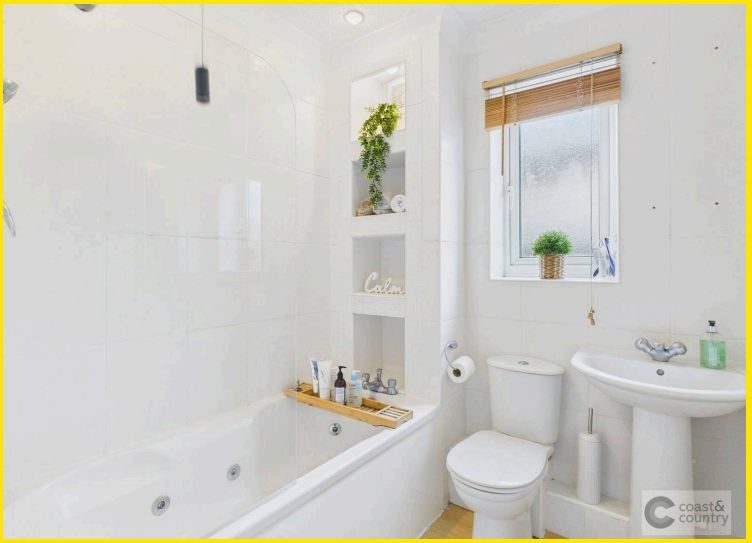
Video Walk-Through Available • Detached Family Home • 4 Double Bedrooms • Lounge With Feature Brick Fireplace • Separate Dining Room • Modern Kitchen & Utility • Family Bathroom & En-Suite • Double Width Driveway & Single Garage • Garden,Patio • Sought After Cul De Sac Location















A spacious, four double bedroom, detached family home with two reception rooms located in a sought after cul de sac within the highly regarded Ogwell area of Newton Abbot. The property boasts a level rear garden, ample parking and garage and internal viewings of this deceptively spacious family home are recommended to appreciate the accommodation, garden and sought after location on offer.
Lynwood is located within the highly desirable Ogwell area which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school and church. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, a supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

Accommodation

A multi-glazed entrance door with obscure glazed side panel leads to the entrance hallway with stairs to first floor and cupboard under, cloakroom/WC with low-level WC, wash basin and obscure double-glazed window. The lounge has a feature brick fireplace and double-glazed sliding patio doors to the garden and archway to the dining room which also has sliding double-glazed patio doors to the rear garden and a multi-glazed door to the hallway. The kitchen is fitted with a modern range of wall and base units with work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob with space for fridge/freezer, double-glazed window to front and archway to the utility room with matching wall and base units, rolled edge work surface, tiled splashback, inset single drainer sink unit, space and plumbing for appliances, wall mounted gas boiler and double-glazed window to side.
Upstairs on the first floor there is a galleried landing with double-glazed window to front, storage cupboard and access to loft. Bedroom one has built-in shelving and hanging rails to one wall, double-glazed window enjoying pleasant outlook over the rear garden and trees beyond. The en-suite shower room has a walk-in shower cubicle, low-level WC, pedestal wash basin, heated towel rail and obscure double-glazed window. Bedroom two has a double-glazed window to rear and bedrooms three and four both have double-glazed windows to front. The bathroom has a suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin and uPVC obscure double-glazed window.

Garden

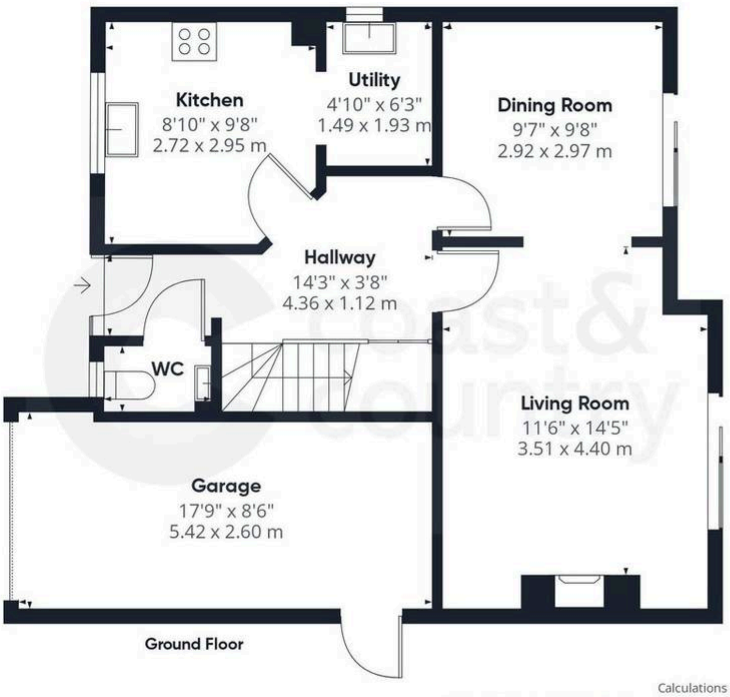
A gate and path at side of the property lead to the rear garden, which is predominantly level with a large, paved patio, lawned garden, raised shrub border, timber decked area and enjoys a pleasant outlook.

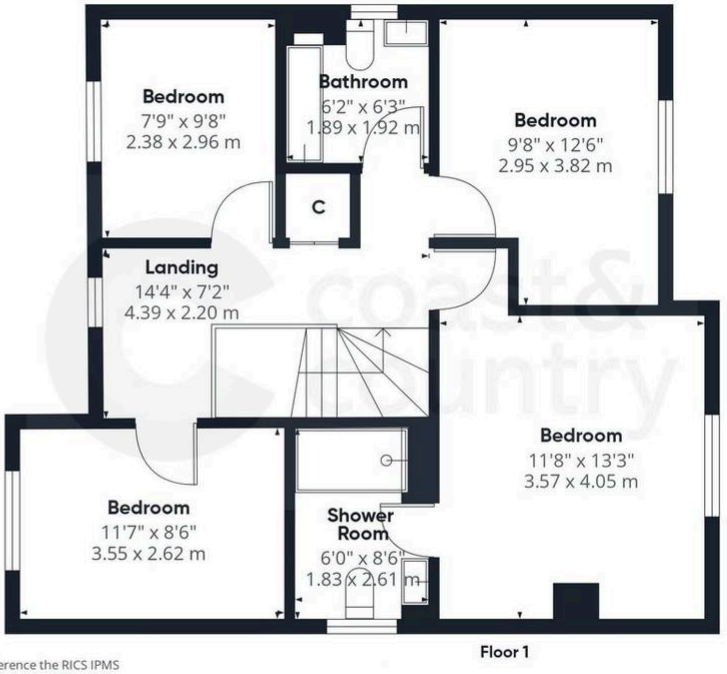
Parking

Outside to the front there is a double width driveway providing ample off-road parking leading to a single garage with metal up and over door and courtesy door to side.

Agent's notes

Council Tax: Currently Band E
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: C





Approximate total area

1267 ft²

117.7 m²

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

GIRAFFE360

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.