



15 Landrace Close, Ogwell, Newton Abbot, Devon TQ12 6UG

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A beautifully presented four bedroom detached townhouse, with a landscaped rear garden, an integral garage and driveway parking. EPC Band: C. Pets by negotiation. Tenant fees apply.

Totnes 7 miles | Newton Abbot 1 mile | Torquay 7 miles

• Four Bedroom Detached Townhouse, • Close To Nature Reserve Views & Walks • Landscaped Rear Garden • Parking For Two Vehicles • Integral Garage • 12 Months Plus • Council Tax Band: E • Deposit: £1,730.00 • Pets By Negotiation • Tenant Fees Apply

£1,500 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Ogwell is a charming village known for its 13th-century church and vibrant community events, including a summer fair and flower festival. The surrounding picturesque countryside offers numerous walking opportunities, while nearby towns provide activities such as horse riding, hiking, fishing, and sailing. Accessible transport links connect Ogwell to beaches, Dartmoor, and educational facilities, including Canada Hill Community Primary School, rated 'Outstanding' by Ofsted, as well as two Grammar Schools in Torquay, reachable via a private bus service from the village green.

Newton Abbot, just two miles away, offering supermarkets, a hospital, primary and secondary schools, leisure facilities, and a mainline railway station with direct links to London Paddington. The area is also close to Dartmoor National Park, the Teign Estuary, and coastal attractions, including the sandy beaches and boating facilities of Shaldon, Teignmouth, and Torbay.

## ACCOMMODATION

The property is accessed via the driveway with parking for two vehicles, which are located immediately outside of the property. With the partially glazed door leading to:-

### BEDROOM 2

Double bedroom with carpeted flooring and window to the front.

### INTEGRAL GARAGE

A single garage with an up and over garage door.

### SHOWER ROOM

Comprising of a shower, W.C and wash hand basin.

### UTILITY ROOM

A selection of floor cupboards, a stainless steel sink with mixer tap and space for a washing machine and tumble dryer.

### STAIRS AND FIRST FLOOR LANDING

The staircase is carpeted, rising to the first floor. Landing with carpeted flooring. Doors leading to:-

### OPEN PLAN KITCHEN/DINER/SITTING ROOM

Fitted kitchen with an oven and 4 point gas hob. Selection of wall and floor cupboards with an integrated fridge/freezer and dishwasher. The kitchen leads onto the diner and sitting room with carpeted flooring, windows to the front and rear, and french doors allowing access to the balcony.

### BATHROOM

A fitted suite with vinyl flooring, W.C and wash hand basin.

### STAIRS AND SECOND FLOOR LANDING

The staircase is carpeted, rising to the second floor. Landing with carpeted flooring. Doors leading to:-

### BEDROOM 3

Double bedroom with carpeted flooring and window to the front.

### BEDROOM 4

Single bedroom with carpeted flooring and window to the front.

### BEDROOM 1

Double bedroom with carpeted flooring and window to the rear. A door leads to:-

### EN-SUITE SHOWER ROOM

Comprising of a shower, W.C and wash hand basin.

### REAR GARDEN

The rear garden is laid mostly to lawn, with some raised flower beds and a patio area which is bordered with fencing. A gate allows access to the front driveway.

## DIRECTIONS

From Totnes, take the A381 to Newton Abbot. At Ogwell Cross, turn left at the mini roundabout signed for Ogwell. Follow this road and then take the first left onto Reynell Road and continue on this road until you get to the completed new build development. Turn right on to Gascon Close and then right on to Landrace Close. The property can be found at the end on the left hand side.

## SERVICES

Mains gas, electric, water and drainage. Heating - Gas central heating.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Internet provider: Ultrafast 1800 Mbps downloads 220 Mbps uploads  
Council Tax Band: E

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## LETTING

The property is available to let on an assured shorthold tenancy.

RENT: £1,500.00 pcm exclusive of all charges. DEPOSIT:

£1,730.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme

## RENTERS RIGHT ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

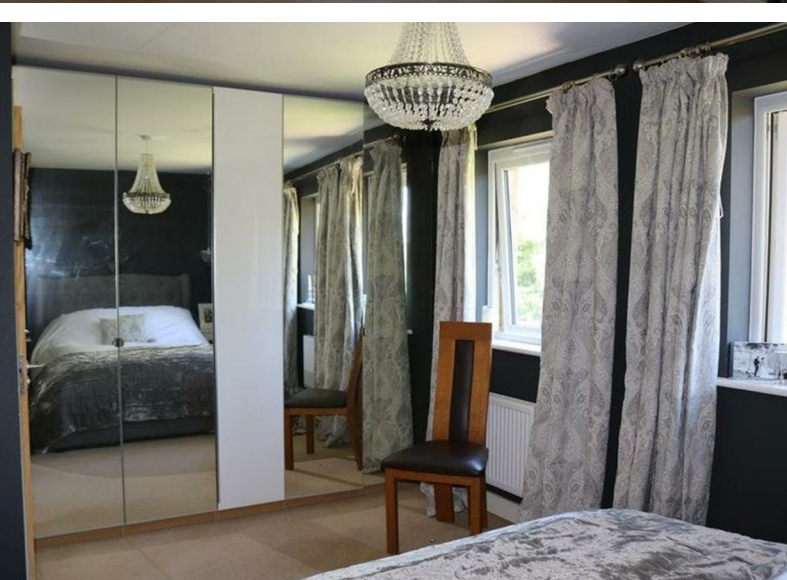
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

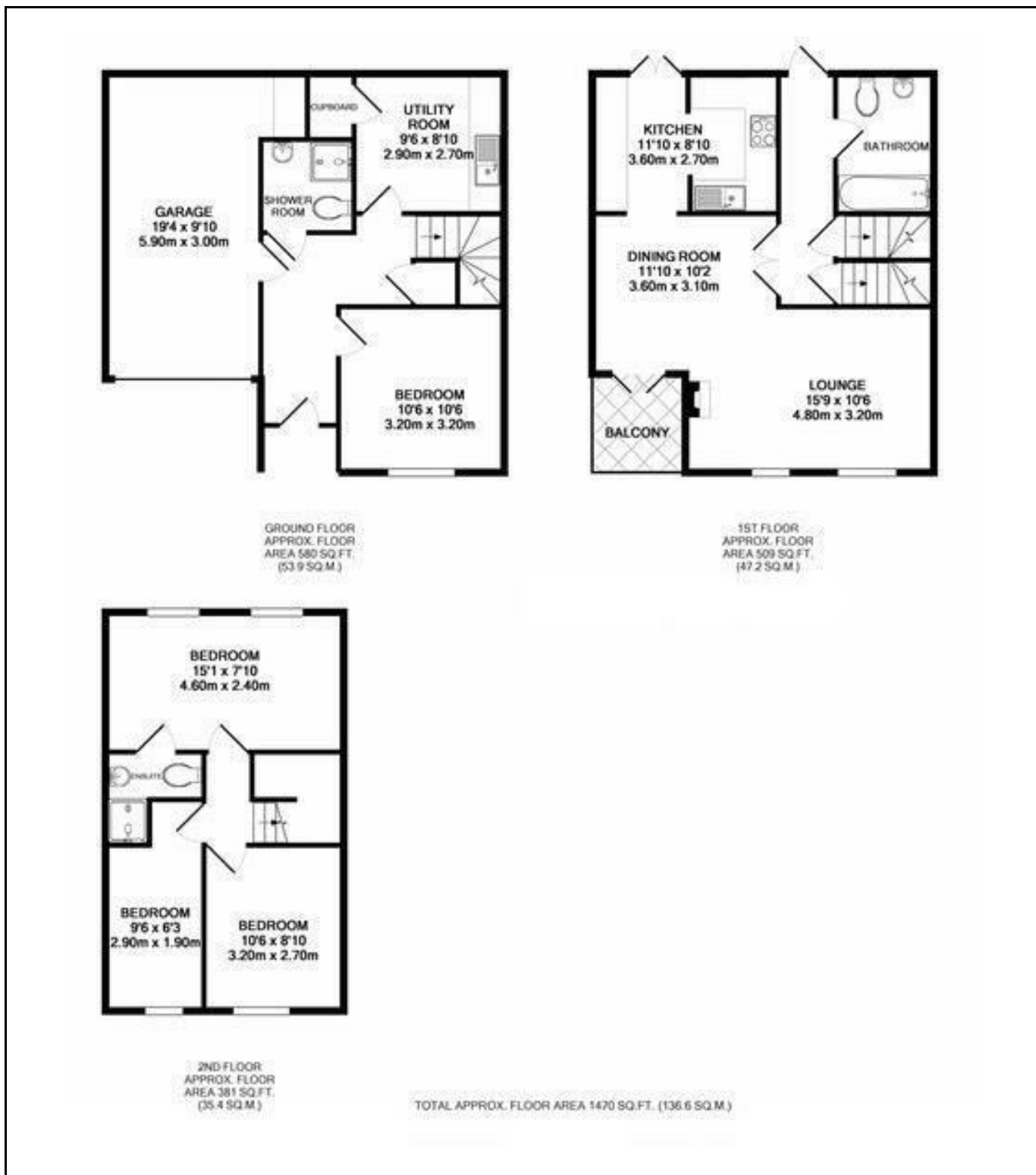
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[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/_roadmap.pdf)









**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	80	89
	EU Directive 2002/91/EC	