



SIMPLY GREEN

Luxton Road
TQ12 6YQ

2 BEDROOM END OF TERRACE

- ◆ Driveway Parking & Allocated Space
- ◆ End Of Terrace
- ◆ 2 Double Bedrooms
- ◆ Well Proportioned Living Spaces
- ◆ Close To Local School
- ◆ Perfect FTB Home
- ◆ Neutral Interior Throughout
- ◆ Attractive Gardens
- ◆ Tranquil Cul-De-Sac Location

A Spacious and Well-Maintained Family Home in the Desirable Area of Ogwell. Tucked away in a peaceful cul-de-sac in the ever-popular Ogwell area, this well presented two-bedroom home offers generous living space and practical features throughout. Ideal for first-time buyers or those seeking a smart investment opportunity, the property includes two double bedrooms, a bright and airy lounge/diner, a well-equipped kitchen, and a family bathroom. Additional benefits include a private, landscaped rear garden, off-road driveway parking, and an allocated parking space.



Ground floor Accommodation

Access to the property is via paved steps with wrought iron handrails leading to the front door that opens into a welcoming entrance porch. A further door leads into the spacious living room, which features a large uPVC double-glazed window to the front, an understairs storage cupboard, a tiled hearth with backing, and a gas fire (currently not in use but valved off). Stairs rise to the first floor from this space.

To the rear, the kitchen enjoys views over the garden via a uPVC double-glazed window. It includes a stainless steel sink with drainer, laminate worktops, and tiled splashbacks. There's a good range of base and wall units, plus plumbing for both a washing machine and dishwasher, space for a freestanding cooker, and room for a tall fridge/freezer. A uPVC double-glazed door provides direct access to the rear garden and driveway.



First Floor Accommodation

The landing offers access to the loft and leads to two well-proportioned double bedrooms—each with uPVC double-glazed windows.

The principal bedroom is generously proportioned and benefits from a built-in storage cupboard, offering practical space-saving solutions. It enjoys a pleasant outlook over the rear garden, providing a peaceful and private atmosphere. The second bedroom, also a good-sized double, is positioned at the front of the property. This room is bright and inviting, enhanced by a large window that allows for an abundance of natural light.

The bathroom is fitted with a panelled bath and shower over, WC, wash hand basin, heated towel rail, and partially tiled walls. An obscure uPVC window provides natural light.



Outside

The front garden features a lawned area bordered by timber fencing and planted flowerbeds, creating a welcoming first impression. The rear garden has been thoughtfully landscaped and includes a timber-decked patio area with outdoor tap and lighting—ideal for entertaining or relaxing. Beyond this is a well-maintained lawn, enclosed with timber fencing and a side pathway. A wooden gate leads to a further paved section of garden with a timber shed (with power), bordered by flowerbeds. The property also benefits from off-road driveway parking for one vehicle with an additional allocated space nearby.



Location

Situated on the outskirts of Newton Abbot, Ogwell is a highly regarded residential area, offering a relaxed village feel while remaining close to the town's many amenities. The village itself boasts a well-rated primary school and a charming church. Just under a mile away, Newton Abbot offers everything from supermarkets and high street shops to primary and secondary schools, a leisure centre with pool, and excellent transport links including a mainline train station with services to London Paddington and easy access to the A380 connecting Exeter and Torbay.

Services

Mains Electricity
Gas Central Heating
Mains Water
Mains Drainage

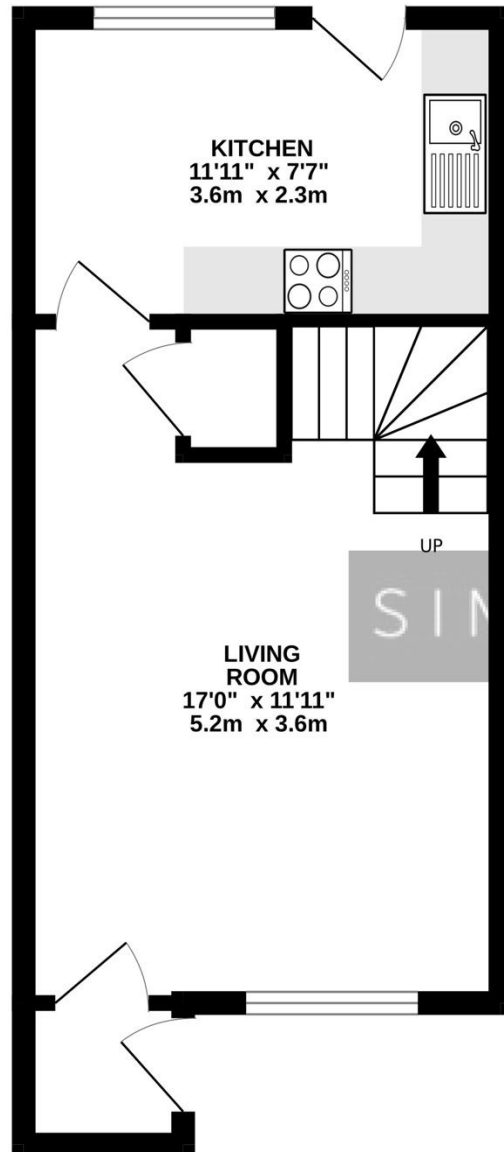
Local Authority

Teignbridge District Council

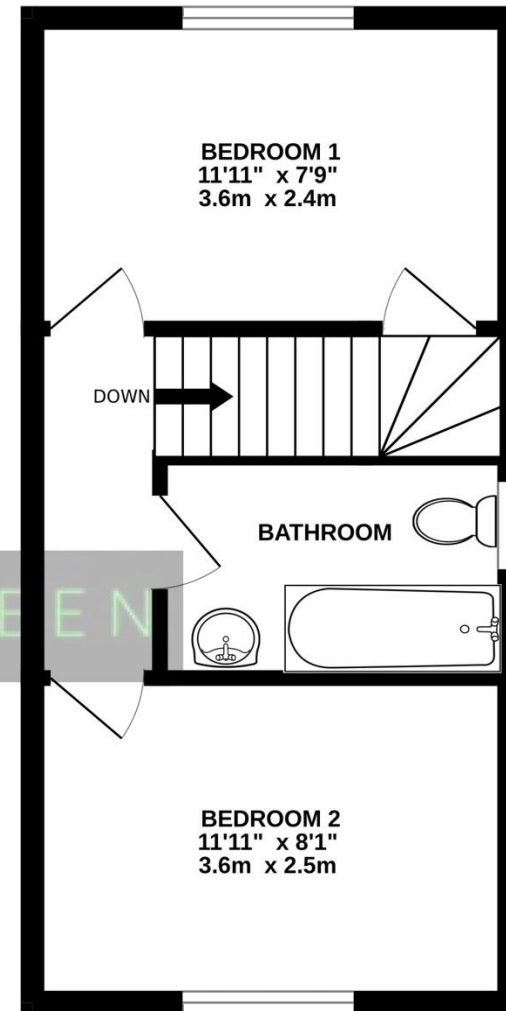


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

EPC: C

COUNCIL TAX BAND: B

TENURE: FREEHOLD

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