



SIMPLY GREEN

Scratton Path

TQ12 6YG



2 BEDROOM TERRACE

- ◆ Well Proportioned Bedrooms
- ◆ Cul-De-Sac Location
- ◆ Far-Reaching Views
- ◆ Perfect FTB Home
- ◆ Spacious Lounge
- ◆ Located Near Canada Hill School
- ◆ Rear Garden/Patio
- ◆ Outdoor Storage Solutions
- ◆ Bright & Airy
- ◆ Tenure - Freehold

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This two bedroom Terrace in Ogwell is Located in a quiet cul-de-sac on Scratton Path, this terraced home is ideal for first-time buyers. Set within the desirable parish of Ogwell, the property offers a spacious lounge/ diner, kitchen, family bathroom, and two generously sized bedrooms. Outside, you'll find both front and rear gardens, along with allocated parking for one vehicle at the rear of the property. The property also benefits from far-reaching views to the front and a peaceful residential setting, making it a perfect place to call home.



Ground floor Accommodation

Upon entering the property, you are welcomed into a practical entrance porch—ideal for storing outdoor belongings such as coats and shoes, or as a convenient additional storage area. The property's electrical switchboard is also located here for easy access.

From the porch, you step into a spacious and well-proportioned lounge/diner. This inviting area is filled with natural light, creating a bright and airy atmosphere. A central feature of the room is the gas fireplace, adding both warmth and character to the space.

The kitchen, also generously sized, is fitted with classic wooden cabinetry that offers ample storage and workspace. A set of double sliding doors opens directly onto the garden and patio area, seamlessly blending indoor and outdoor living and making this space perfect for entertaining or enjoying quiet moments outdoors.



First Floor Accommodation

Ascending to the first floor, you arrive at a central landing that provides access to all principal rooms.

Positioned at the front of the property, the principal bedroom is a generously sized space that enjoys far-reaching views over the picturesque area of Ogwell. This room offers a peaceful and comfortable retreat, filled with natural light.

The second bedroom, also well-proportioned, makes an ideal guest room, child's bedroom, or even a home office. It shares many of the same appealing features as the principal bedroom, including bright aspects and a versatile layout.

Centrally located between both bedrooms is the family bathroom, offering convenient access from each room. The bathroom is fitted with a WC, wash basin, and a bath with overhead shower. White tiling surrounds the bath/shower area, giving the space a clean and contemporary finish.



External Features

To the front of the property, a charming garden area offers the perfect opportunity to create a welcoming and personalised entrance, adding curb appeal and character to the home.

At the rear, you'll find a well-proportioned garden and patio area—ideal for outdoor dining, relaxing, or entertaining. This versatile space also features a practical storage shed and provides direct access to the property's allocated parking space, ensuring both convenience and functionality.

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

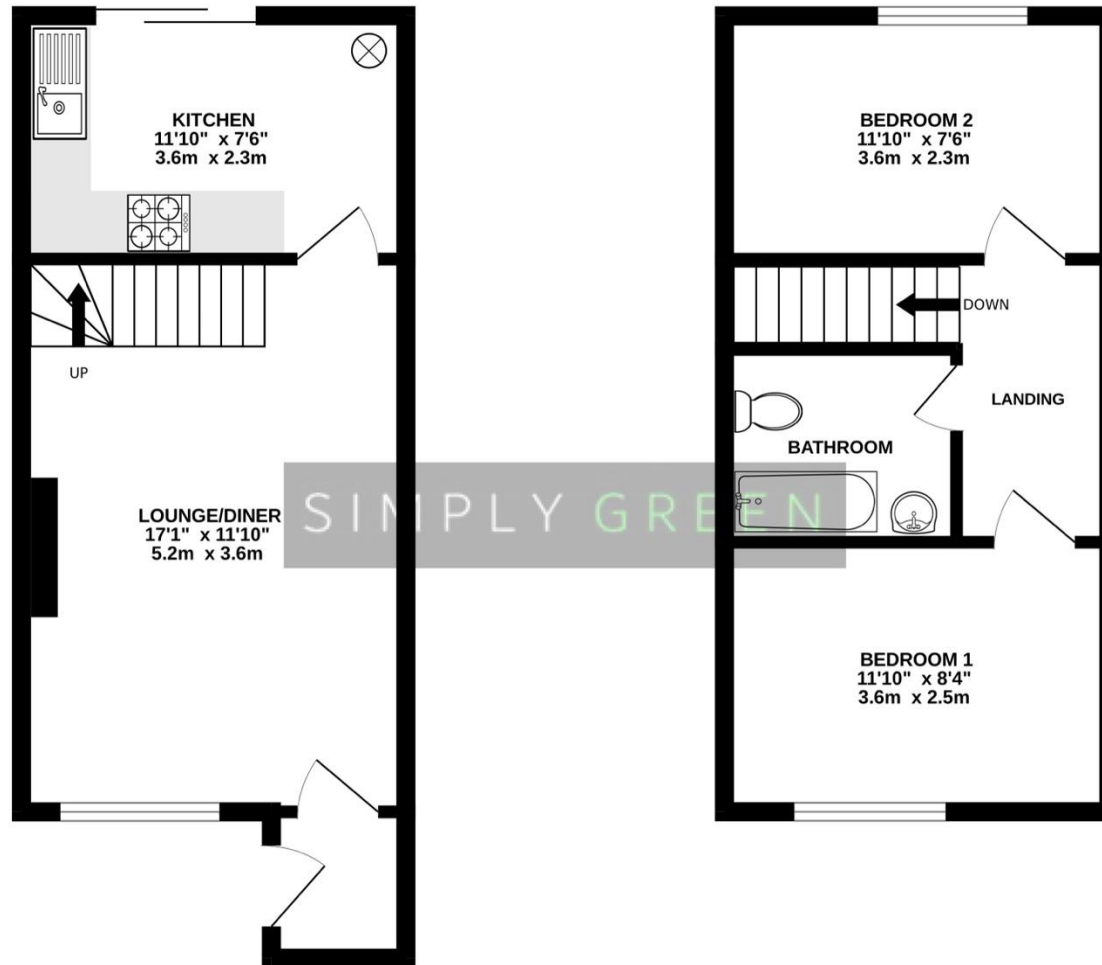
Teignbridge District Council



FLOORPLAN

GROUND FLOOR

1ST FLOOR



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

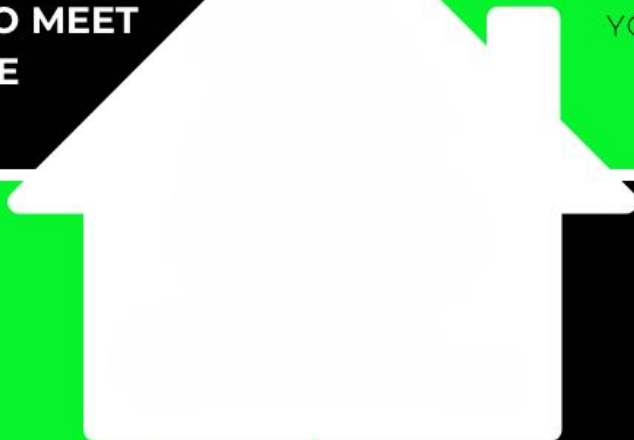
**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

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



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MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**



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REALLY THE BEST ONE
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YOUR BIGGEST
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LOCAL COMPANY

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house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
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