



**Connells**

Luxton Road  
Ogwell Newton Abbot



### Property Description

Situated in a quiet residential cul-de-sac on Luxton Road, this well-maintained two bedroom end-terraced home offers comfortable living in one of Newton Abbot's most desirable locations.

The property opens into a welcoming porch area, leading through to a spacious lounge filled with natural light. To the rear, the kitchen/dining room provides plenty of storage and workspace, with access directly out to the enclosed rear garden - ideal for enjoying outdoor dining or relaxing in privacy.

Upstairs, there are two generous double bedrooms and a modern family bathroom fitted with a white suite. The layout provides practical, well-balanced accommodation, perfect for couples, small families, or investors.

Outside, the enclosed rear garden features a decked seating area and lawn, with space for outdoor furniture and a garden shed. Additionally, there is an adjoining side garden.

Luxton Road enjoys a peaceful position within Ogwell, a highly sought-after area known for its community feel and excellent amenities. The property is just a short walk from Canada Hill Primary School, consistently one of the area's most desirable schools. Newton Abbot's town centre, mainline railway station, and access to the A381 and A38 are all close by, making this a convenient and well-connected location.

Whether you're looking for your first home or a reliable investment property, this delightful home represents an excellent opportunity in a fantastic location.

### Front Of The Property

Area of lawn to the front with steps up to the entrance of property.

### Entrance Porch

Space for coats and shoes, door into the lounge.

### Lounge

17' x 11' 8" ( 5.18m x 3.56m )

Double glazed window to the front of the property, feature fireplace with gas fire (not currently in use), storage cupboard and a wall mounted radiator.

### Kitchen

11' 8" x 7' 5" ( 3.56m x 2.26m )

Double glazed window to the rear of the property, wall and base units, stainless steel sink/drainer, space for freestanding oven, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, part tiled, space for dining table, door to the rear garden and a wall mounted radiator.

## First Floor

Loft hatch.

### Bedroom One

11' 8" x 8' ( 3.56m x 2.44m )

Double glazed window to the front of the property and a wall mounted radiator.

### Bedroom Two

11' 9" x 7' 6" ( 3.58m x 2.29m )

Double glazed window to the rear of the property, storage cupboard and a wall mounted radiator.

### Bathroom

Obscure double glazed window to the side of the property, bath with shower over, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

### Rear Of The Property

The enclosed rear garden offers a wonderful space to unwind and relax, with a decked patio from the kitchen providing ample space for garden furniture, outside tap, light and an area of lawn. A wooden gate leads to the side of the property to an additional paved garden with a timber shed for additional storage and also contains power. Here, you will also find your off street parking space/car port, with a further allocated parking space nearby.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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