

Luxton Road, Ogwell, Newton Abbot, TQ12 6YQ

Newton Abbot -





Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- Well presented two bedroom end of terrace home
- Located in the ever popular village of Ogwell
- Two good sized double bedrooms
- Bright and airy double aspect lounge with gas fire
- Kitchen/Diner with integrated fridge/freezer
- Useful front porch for coats and shoes
- Garden shed with electricity, offering potential for office or hobby use
- Allocated parking space plus additional guest parking

Property Type: End of Terrace House

Council Tax Band: B

Situated in the ever popular village of Ogwell, this well presented two bedroom end of terrace home occupies a peaceful cul-de-sac location. The property offers two double bedrooms, a bright and airy lounge, kitchen/diner and a main bathroom. Externally, the home benefits from a wrap around garden, allocated parking with additional guest parking, and a useful garden shed with electricity, offering potential for a home office or hobby space.





Located within a peaceful cul-de-sac in the ever popular village of Ogwell, this well presented two bedroom end of terrace home offers comfortable accommodation, a wrap around garden and allocated parking, making it an appealing choice for a range of buyers.

Upon approaching the property, a gate provides access to the front garden, with steps leading down to the front entrance. You are welcomed into a useful front porch, providing space for coats, shoes and everyday essentials.

Internally
From here, you enter the bright and airy lounge, which benefits from a double aspect outlook, allowing plenty of natural light to fill the room. The lounge currently features a gas fire and offers ample space for comfortable seating and a television. Stairs rise to the first floor from this room, while a doorway leads through to the kitchen/diner at the rear of the property.

The kitchen/diner provides a practical space for both cooking and dining, with an integrated fridge/freezer and space for a washing machine. A rear door offers convenient direct access to the garden, creating an easy connection between the indoor and outdoor spaces.

Ascending to the first floor, the landing provides access to both double bedrooms and the main bathroom. The principal bedroom is positioned to the front of the property, overlooking the front garden, while the second double bedroom enjoys a rear outlook over the garden. The second bedroom also benefits from a useful storage cupboard above the stairs, providing additional space for belongings.

Completing the internal accommodation is the main bathroom, fitted with a bath and shower over, wash basin and WC.

Externally
The property benefits from a wrap around garden extending from the front to the side and rear, offering a variety of outdoor spaces to enjoy. A particularly useful feature is the garden shed, which benefits from electricity and offers potential for use as a home office, hobby room or additional storage, subject to individual requirements.

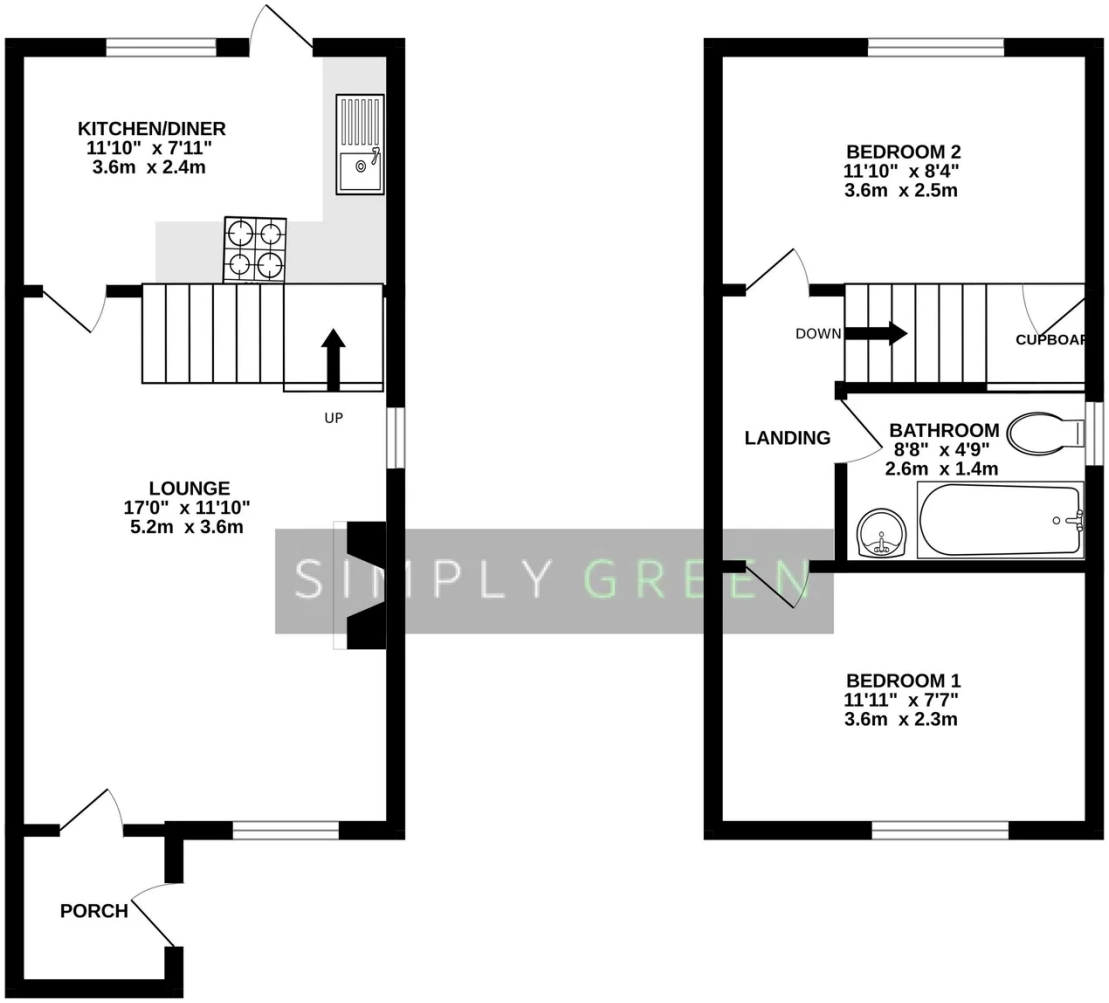
The property also benefits from an allocated parking space, together with additional guest parking for visitors.

Situated in the desirable village of Ogwell, this home combines a peaceful cul-de-sac setting with practical living space, outdoor areas and parking, making it well worth viewing.

Anti-Money Laundering (AML):
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.

GROUND FLOOR

1ST FLOOR



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