



An exciting opportunity to purchase this end-terrace property with two double-bedrooms, parking, and an enclosed rear garden, in a quiet location in the popular village of Ogwell

21 Luxton Road | Ogwell | Newton Abbot | TQ12 6YQ





PROPERTY TYPE

End Terrace House  
Freehold



SIZE

612 sq ft



LOCATION

Devon



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Carport



OUTSIDE SPACE

Garden



EPC RATING

69 (C)



COUNCIL TAX BAND

B



### in a nutshell...

- End of Terrace Home
- Two Double Bedrooms
- Ideal First Time Purchase or Investment Opportunity
- Garden & Off Road Parking
- Sought After Village of Ogwell
- Quiet Cul-de-sac Position





## the details...

Check out this end-terrace property with two double-bedrooms, parking, and an enclosed rear garden, in a quiet location in the popular village of Ogwell.

Inside, it is nicely presented with light and neutral décor and feels warm with gas central heating and double-glazing throughout.

The accommodation comprises of, on the ground floor, an entrance porch, a good-sized living room filled with light from a window to the front and with an elegant fireplace that makes a nice focal point for the room, and a staircase to the first floor with a cupboard beneath, and a decent sized kitchen that has plenty of worktop and cupboard space, a gap for a cooker, floor space for an upright fridge/freezer, plumbing for a washing machine and dishwasher, and a back door to the garden. Upstairs, there are two double-bedrooms, one with an airing cupboard, and a bathroom containing a bath with a shower over, a WC, a pedestal basin, and a heated towel rail.

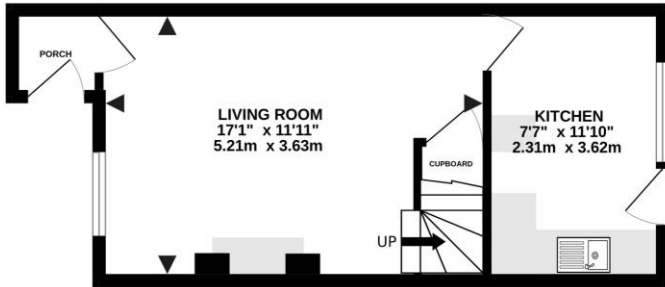
Outside, the rear garden is enclosed making it child and pet friendly, and it is great for entertaining with a lawn and a terrace of timber decking. There is an outside tap for convenience and a gate leads to a paved patio beside a timber shed, and to the driveway where there is parking for one car with an additional allocated space in the adjacent parking area.

Council Tax Band: B

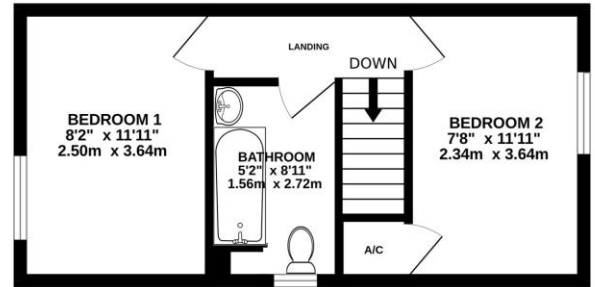


## the floorplan...

**GROUND FLOOR**  
313 sq.ft. (29.0 sq.m.) approx.



**1ST FLOOR**  
300 sq.ft. (27.8 sq.m.) approx.



**TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.**

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## the location...

The property is located in the popular village of East Ogwell. East Ogwell has a village public house, a church and is in the sought after Canada Hill primary school catchment area. Newton Abbot is only a 5 minutes' drive away offering a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

## Shopping

Late night pint of milk: Asda 1.4 miles  
Town centre: Newton Abbot 1.5 miles  
Supermarket: Asda 1.4 miles

## Relaxing

Park: 450 ft approx.  
Beach: Teignmouth 8 miles  
Baker's Park: 1 mile  
Leisure Centre: Newton Abbot 1.7 miles

## Travel

Bus stop: Reynell Road 0.3 mile  
Train station: Newton Abbot 2 miles  
Main travel link: A380 2.4 miles  
Airport: Exeter 22 miles

## Schools

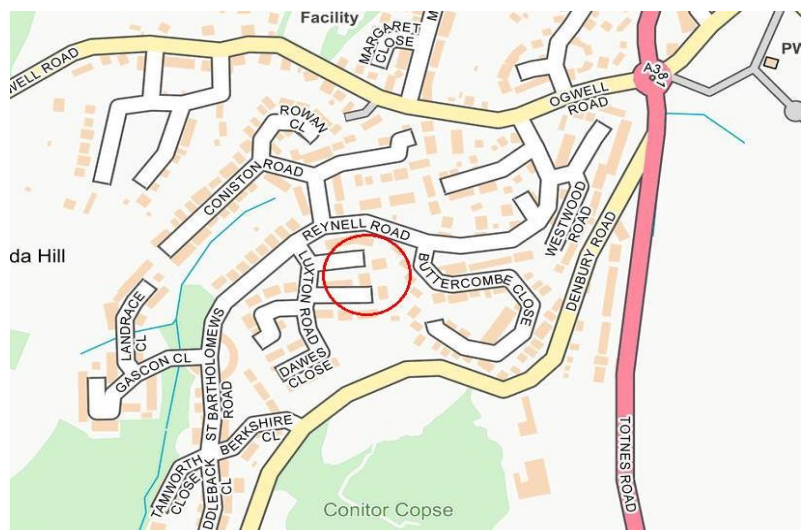
Canada Hill Primary School: 0.5 mile  
Coomeshead Academy: 1.9 miles  
Newton Abbot College: 1.6 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 6YQ**

## how to get there...

From the Wolborough Junction near Asda, at the traffic lights follow the A381 (sign posted Totnes). At the first roundabout take the 3rd exit onto Ogwell Road (sign posted Ogwell, Denbury). Continue on Ogwell Road. Turn left onto Reynell Road. Continue along this road for some distance. Turn left into Luxton Road, and take the first left. At the end of the cul-de-sac, the property can be found along the footpath to the right.





Need a more complete picture? Get in touch with your local branch...

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