



Luxton Road, East Ogwell

Price £215,000 Freehold

20 Luxton Road, East Ogwell, Newton Abbot, TQ12 6YQ

A mid-terrace house located in a popular area of Ogwell, close to the primary school, play park and nature reserve with two double bedrooms, laundry store room and with NO forward chain.

Within the catchment area of the ever popular Canada Hill Primary School, this lovely house is well presented throughout and benefits from double glazing, gas central heating and private driveway parking along with residents parking. The accommodation comprises of a porch leading to a good size lounge, fitted kitchen with plenty of work top space, two double bedrooms and a modern bathroom. There is also the added advantage of the under house store/laundry room with space and plumbing for washing machine and tumble dryer. There are front and rear gardens, mainly laid to patio and decking and the rear garden has gated access onto Reynell Road. The property is also offered with No forward chain.

Ogwell is located on the outskirts of Newton Abbot and benefits from a church, village hall and the aforementioned Primary School. There is also a good local bus service and a post box on the road. The market town of Newton Abbot is a short distance away with excellent transport links to Exeter, Plymouth and beyond, along with a mainline train station, thriving high street, schools, leisure facilities and supermarkets. Dartmoor National Park and the South Devon coastline are both within easy striking distance. There is also the nearby nature reserve (offering 'on your door step' dog walking facilities), village green and Bakers Park which also offer excellent walking facilities. There is also a children's play park a short walk away off the road.

Approach

Path and steps led down to the front garden which is laid to decking and patio with a water tap, electric point and outdoor lighting. Door opening into

Porch

Coved and textured ceiling, consumer board and door to

Lounge 17'1" (5.21m) x 11'10" (3.61m)

Coved and textured ceiling and double glazed window to the front aspect. Two radiators and television, telephone and satellite aerial points. Stairs rise to the first floor and door to

Kitchen

Coved and textured ceiling and double glazed window to the rear aspect. Obscure double glazed door to the rear garden. The kitchen comprise of a range of matching base and eye level units with roll edge worktops and tiled surround. Inset four burner gas hob with canopy above and oven below. Inset one and a half bowl stainless steel sink unit with mixer tap above and drainer to one side. Under counter space for two appliances. Breakfast bar area and radiator.

Landing

Hatch to loft space with pull down ladder with boarding. Doors to

Bedroom One 11'11" (3.63m) x 8'4" (2.54m)

Coved and textured ceiling and double glazed window to the front aspect. Radiator

Bedroom Two 11'11" (3.63m) x 7'7" (2.31m)

Coved and textured ceiling and double glazed window to the rear aspect. Radiator and over stairs storage cupboard.

Bathroom

Coved and textured ceiling and extractor fan. Low level flush WC, panel bath with mixer shower above and vanity wash hand basin. Part tiled walls and radiator.



Store/Laundry Room 11'10" (3.61m) x 9'0" (2.74m) Into Recess

Accessed from the rear garden via a obscure double glazed door, there is a useful room with space and plumbing for washing machine and tumble dryer, wall mounted gas boiler and worktop. Light, power points and radiator.

Outside

To the front of the property there is a block paved driveway offering parking for one car. There is also an area of residents parking. The front garden is laid to decking and patio with water tap and power points.

The rear garden is tiered and again laid to decking and patio with shed, water tap, power points and access gate to Reynell Road.

Council Tax Band: Band B

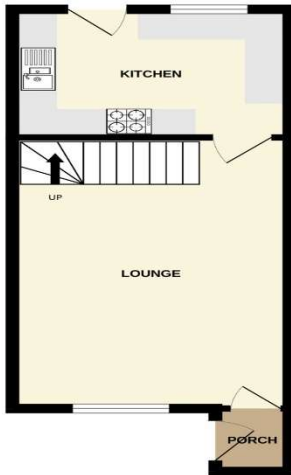
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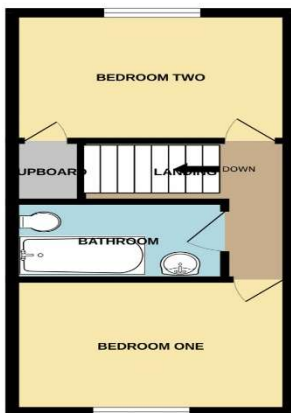
STORE/LAUNDRY ROOM



GROUND FLOOR



1ST FLOOR



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