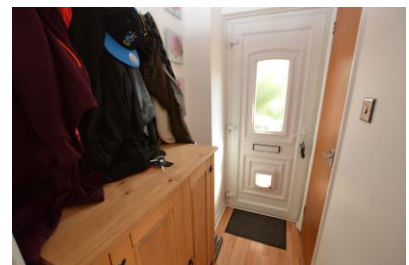




Luxton Road, Ogwell, Newton Abbot, Devon

£155,000 OIEO freehold



SAMPLE MILLS & Co.



**Luxton Road, Ogwell
Newton Abbot, Devon**

£155,000 OIEO freehold

A modern 2 bedroom home situated in the popular village of Ogwell, providing excellent access for the local village, Canada Hill primary school and pubs, together with having easy access into Newton Abbot with its further range of facilities and amenities including secondary schools, shops, doctors, dentists, and bus services, together with the railway station giving good links to nearby towns and cities including London Paddington.

Internally the property briefly comprises entrance hall, lounge, kitchen, 2 bedrooms and family bathroom. Further benefits include uPVC double glazing and gas central heating.

Outside, to the front of the property is an area laid to gravel onto a lawned garden with bushes, shrubs and garden shed. There is also an off road parking space.

Viewing recommended.



UPVC part glazed door through to:

Entrance Hall

Laminated flooring. Built-in cupboard housing gas boiler for hot water and gas central heating. Door to:

Lounge

TV point. Radiator. UPVC double glazed window to front. Laminated flooring. Telephone point. Coving to ceiling. Staircase to First Floor.



Kitchen

Fitted matching wall and base units. Built-in 4 ring gas hob and electric oven beneath. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Worktop surface areas. UPVC double glazed windows to two aspects. Partly tiled walls. Coving to ceiling.

First Floor Landing

Hatch to roof space.

Bedroom 1

Radiator. UPVC double glazed window to front. Coving to ceiling. Built-in wardrobe.



Bedroom 2

Radiator. UPVC double glazed window to front. Coving to ceiling.



Bathroom and WC

Panelled bath, shower mixer tap attachment. Inset wash-hand basin with cupboards either side and beneath. Low level WC. UPVC double glazed window. Tiled walls. Wall heater.

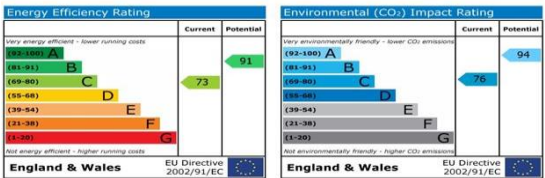
OUTSIDE

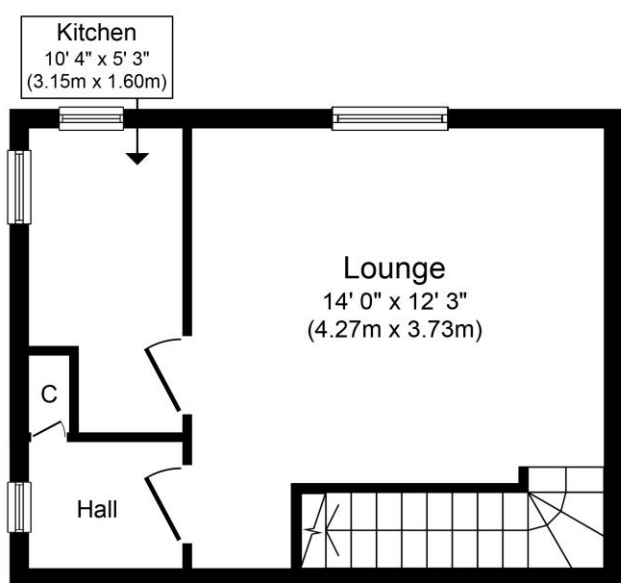
To the front is an area laid to gravel onto a lawned garden with bushes and shrubs. Garden shed. Off road parking.



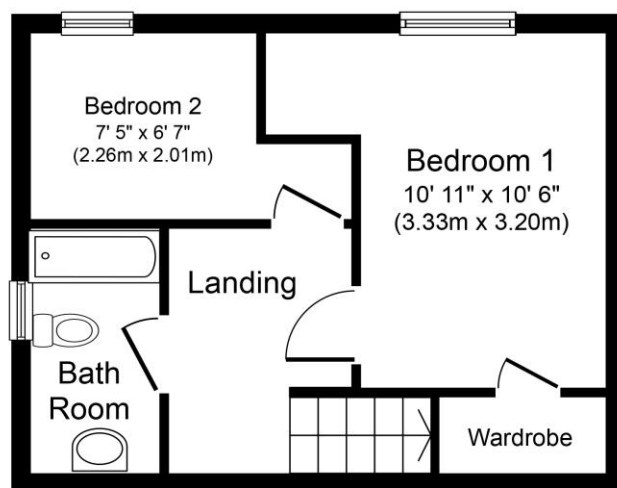
DIRECTIONS

From our Newton Abbot office continue on the Totnes Road and upon reaching the Ogwell Cross roundabout turn right taking the 3rd exit leading to Ogwell. Turn left onto Reynell Road, continue for some distance turning left into Luxton Road. Continue up the hill turning first right where the property will be found.





Ground Floor
Approximate Floor Area
291 sq. ft.
(27.0 sq. m.)



First Floor
Approximate Floor Area
291 sq. ft.
(27.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 01670 713330