

SIMPLY GREEN

Luxton Road, Ogwell





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Excellent end terrace home
- Spacious lounge
- Kitchen to the rear overlooking the garden
- Two double bedrooms
- Family bathroom
- Good sized garden private garden to rear
- Lovely views to the rear
- Allocated parking space plus further option to park at the front of the property
- Ideal FTB
- No chain

Property Type: End of Terrace House

Council Tax Band: B

Excellent opportunity to purchase this well-presented end-terrace home, ideally suited to first-time buyers and offered with no onward chain.

The property offers a spacious lounge, together with a well-proportioned kitchen/diner to the rear, enjoying views over the garden. There are two double bedrooms and a family bathroom.

Outside, the property benefits from a good-sized private rear garden, complete with garden shed and pleasant views beyond. An allocated parking space is provided, with the additional benefit of further parking available to the front of the property.

An excellent first-time purchase offering well-balanced accommodation, private outdoor space, parking and no onward chain.







Accommodation

An excellent opportunity awaits to acquire this well-presented end-terrace home, perfectly suited for those seeking their first property or a convenient move, offered with no onward chain.

Upon entering the vestibule, you are greeted by a spacious lounge, providing a comfortable and inviting reception area. To the rear of the property, the well-proportioned kitchen/diner offers a practical space for daily living and enjoys pleasant views over the garden, creating a bright atmosphere.

The first floor hosts two double bedrooms, each offering ample space for relaxation. A family bathroom completes the upstairs accommodation, fitted to meet everyday needs. The loft space is boarded, lit and has a drop down ladder.

External

Externally, the property benefits from a good-sized, private rear garden, an ideal spot for outdoor enjoyment and includes a garden shed for additional storage. Beyond the garden, you can appreciate lovely views, adding to the property's appeal. Parking is convenient, with an allocated space provided and the added advantage of further parking options available at the front of the property.

This home offers well-balanced accommodation, private outdoor space, and dedicated parking, all presented with the benefit of no onward chain.

Services

Mains Gas
Mains Electricity
Mains Water and Drainage

Parking

Allocated parking space and further parking to the front of the property.

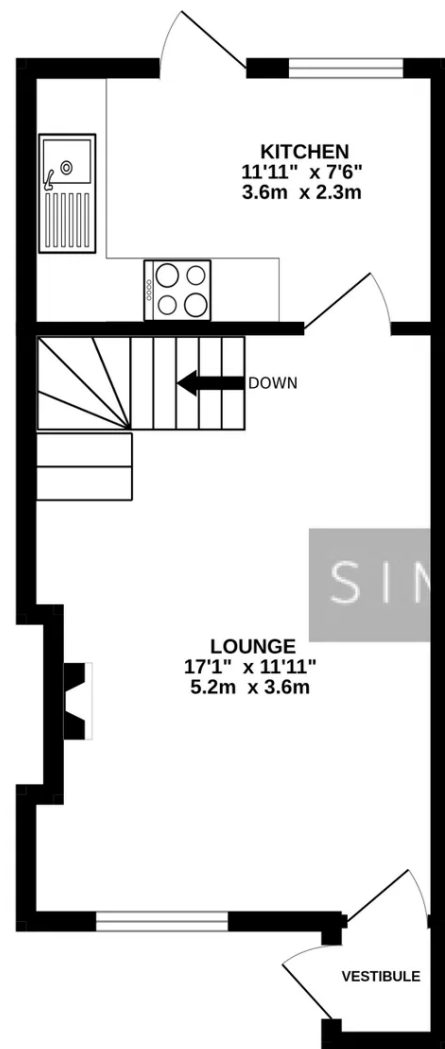
NB - There is public Right of Way towards the bottom of the garden that runs from Reynell Road to Number 6.

Anti-Money Laundering (AML):

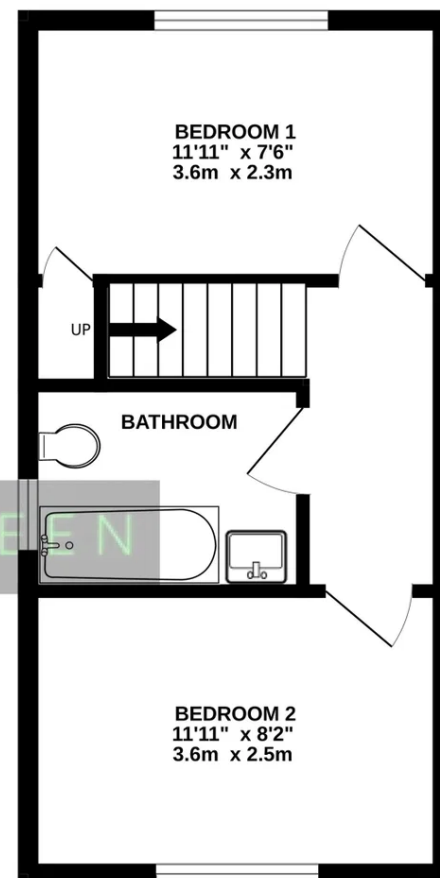
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR



1ST FLOOR



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET