



Penpethy Close | Brixham | TQ5 8NP

A large detached family home situated within a quiet cul-de-sac in the extremely sought after location of Furzeham, Brixham. The property offers a vast amount of space and comprises of a welcoming entrance hallway, a spacious living room, a dining room, a sizeable kitchen, a downstairs WC, three great sized bedrooms, a roomy family bathroom, easy to maintain front and rear gardens as well as a sun terrace off of the living room, a workshop and garage. The property is located in a convenient spot and is just a short walk from an array of amenities such as Brixham town, Brixham harbour, shops, bus links, restaurants and cafes, schools and much more. The property is being offered with no onward chain!

Asking Price Of £370,000

- SUBSTANTIALLY SIZED DETACHED HOUSE
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- NO CHAIN!
- CLOSE PROXIMITY TO BRIXHAM TOWN & HARBOUR
- FRONT AND REAR GARDENS

ENTRANCE HALLWAY A uPVC double glazed front door opening into a bright and welcoming hallway with doors leading to the adjoining rooms, stairs rising to the first floor, a uPVC obscure double glazed window to the side aspect, smoke alarm and a gas central heated radiator.

KITCHEN - 2.93m x 2.82m (9'7" x 9'3") A sizeable kitchen with a range of overhead, base and drawer units with roll edged units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, an integrated fridge, tile backsplash, uPVC double glazed window and serving hatch into the dining room.

DINING ROOM - 4.11m x 3.78m (13'5" x 12'4") A spacious dining room with ample space for a 6/8 seater dining table. Serving hatch into the kitchen, door leading into the living room ideal for entertaining. uPVC double glazed windows and a gas central heated radiator.

LIVING ROOM - 4.99m x 3.57m (16'4" x 11'8") A light and large living room with space for an abundance of furniture. A feature fireplace, double aspect uPVC double glazing allowing a vast amount of light to beam through. uPVC double glazed window to the side aspect and uPVC double glazed sliding doors leading out to the enclosed sun terrace. Coving, overhead lighting and a gas central heated radiator.

WC A low level flush WC, PVC panelled walls and a uPVC obscure double glazed window.

Address 'Penpethy Close, Brixham, TQ5 8NP'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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FIRST FLOOR

BEDROOM ONE - 5.24m x 3.57m (17'2" x 11'8") An incredibly spacious master bedroom overlooking both the front and rear gardens. A vast amount of fitted furniture with wardrobes, cupboards, drawers and dressing table. Triple aspect uPVC double glazed windows to the front, side and rear aspects and a gas central heated radiator.

BEDROOM TWO - 3.14m x 2.79m (10'3" x 9'1") A generously sized double bedroom to the front aspect of the home. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.7m x 2.16m (8'10" x 7'1") A smaller double bedroom again to the front aspect of the property. uPVC double glazed window and a gas central heated radiator.

BATHROOM A sizeable family shower room comprising a four piece suite of a low level flush WC, a pedestal wash hand basin, a bidet and a corner shower unit. Complimentary PVC panelled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE

WORKSHOP - 6.35m x 1.72m (20'10" x 5'7") A great sized workshop located in the rear garden with a wooden front foot, ample storage space, overhead lighting, electrical points and single glazed windows.

REAR GARDENS A sunny and low maintenance rear garden perfect for enjoying the sunshine throughout the day and outdoor dining. A variety of mature shrubs and plants, green house and water tap.

GARAGE A single garage with a metal up and over door.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.