



Eden Close | Brixham | TQ5 9LT

A descriptive and spacious four bedroom home located within a quiet cul-de-sac near St. Mary's church. The property offers a vast amount of space and comprises of a welcoming entryway, a large open plan lounge/diner opening into the modern kitchen perfect for entertaining, a downstairs cloakroom/utility, four double bedrooms, a further spacious family bathroom, sunny rear gardens, off road parking and an integral garage. The home is perfectly positioned within easy reach of local primary's schools, shops, Brixham harbour, bus links, parks and much more.

Offers Over £325,000

- SUBSTANTIALLY SIZED FOUR BEDROOM HOME
- GARAGE
- OFF ROAD PARKING
- SUNNY REAR GARDENS
- QUIET CUL-DE-SAC LOCATION
- FOUR DOUBLE BEDROOMS

ENTRANCE PORCH A uPVC double glazed front door opening into a welcoming inner porch way with overhead lighting, uPVC double glazed windows to the side and a secondary door opening into:-

LOUNGE/DINER - 24' 3" x 10' 11" (7.39m x 3.32m) A wonderfully large and light filled living room/diner that leads through to the kitchen perfect for modern day living and entertaining. Ample space for furniture, a feature gas fireplace, double aspect uPVC glazing with a large window to the front sliding patio doors leading out to the rear gardens. Two gas central heated radiators.

KITCHEN A modern white high gloss kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric double oven with grill integrated and a four ring hob with extractor hood above. An integrated fridge and freezer, uPVC double glazed window and a gas central heated radiator.

CLOAKROOM/UTILITY - 16' 5" x 4' 5" (5.00m x 1.35m) A useful downstairs cloakroom boasting a low level flush WC and a vanity wash hand basin with fitted storage below. Space and plumbing for a washing machine and dryer and a uPVC double glazed obscure window.

BEDROOM FOUR - 11' 1" x 8' 0" (3.38m x 2.44m) A brilliantly spacious double bedroom located on the ground floor of the property. uPVC double glazed windows and a gas central heated radiator.

Address 'Eden Close, Brixham, TQ5 9LT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '57 | D'

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FIRST FLOOR

BEDROOM ONE - 10' 11" x 10' 2" (3.32m x 3.10m) An incredibly large master bedroom to the front aspect of the property with space for a vast amount of furniture. uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3' 9" x 9' 0" (4.19m x 2.74m) A further generously sized second double bedroom again to the front aspect of the home. uPVC double glazed window, a uPVC double glazed door leading out to the balcony and a gas central heated radiator.

BEDROOM THREE - 10' 0" x 9' 1" (3.05m x 2.77m) A wonderfully sized third double bedroom overlooking the well-manicured rear gardens. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A spacious family bathroom boasting a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a panelled bath unit and a walk in shower unit. Complimentary tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A great sized and sunny rear garden that boasts a large decking area perfect for outdoor dining and entertaining whilst the rest of the gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

PARKING Off road parking for 2 vehicles.

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.