



2 Garrow Close, Brixham, Devon, TQ5 9NN
Freehold House - Detached
Asking Price £265,000

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A great opportunity to modernise and make your own, this detached house has the character of a period cottage in a modern build. The property would now benefit from modernisation throughout, but the unique position on the edge of Garrow Close gives this property a unique feel not often found with modern homes.

The house benefits from a good-size driveway and ample on-street parking nearby too; there is a garage which has been converted into a workshop/utility but could easily be reinstated if required. Above the garage is a handy home office or craft room, which, subject to necessary permission and building regs, could potentially be turned into a third bedroom.

The property is accessed via the front driveway leading to an entrance hallway with a storage cupboard for outdoor wear. The living room can be found just beyond with its direct access into the sun trap garden. The kitchen opens out into a conservatory which gives integral access to the garage/workshop space; there is a handy utility area and a separate WC. There is some water ingress to this area which is believed to be the roof area to the side and rear of the garage part of the building.

On the first floor, you can find the main bedroom and a second bedroom with the family bathroom adjacent. The property benefits from gas central heating and PVCu double glazing.

Outside, there is a relatively low-maintenance level garden that wraps around from the side to the rear; the whole garden is very private with a good-sized wall perimeter. The garden is a sun trap thanks to its south westerly aspect and will be attractive to those wanting a useful pretty outside space that doesn't require too much maintenance. It would suit pets and children alike thanks to its secure perimeters.

The property is being offered for sale Chain Free with vacant possession.

Council Tax Band: C



- Character Modern Detached House
- Living Room Onto Garden
- Family Bathroom & Downstairs WC
- Gas Central Heating & Double Glazing
- Garage (converted to workshop/utility)
- Kitchen With Conservatory Off
- 2 Bedrooms
- Chain Free



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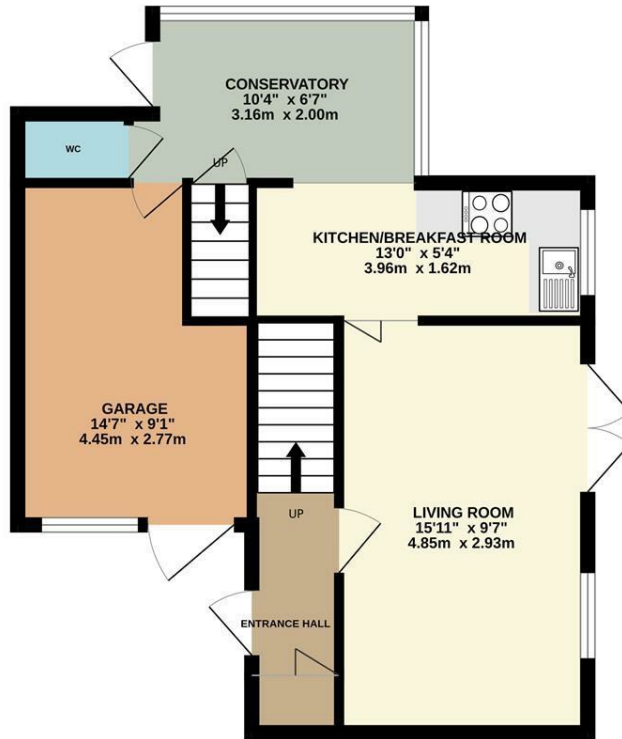
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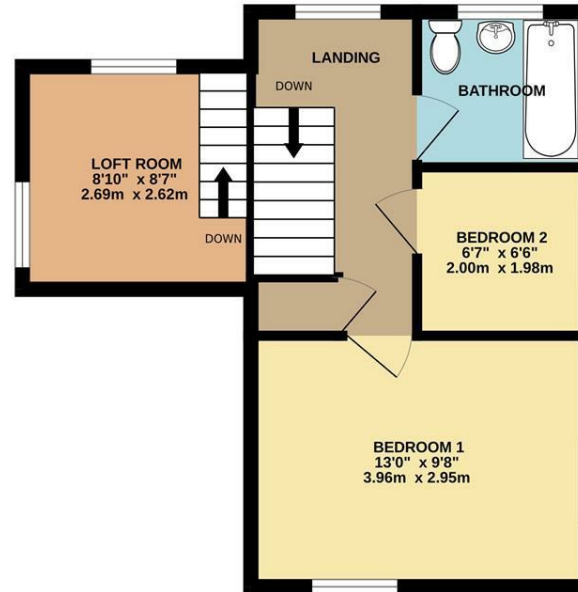
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GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



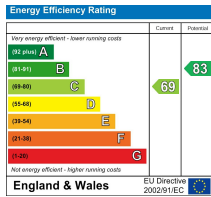
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Current EPC Rating: C



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