



2 Bramley Close, Brixton PL8 2FG



Guide Price £280,000 - £290,000

Accommodation

A part-glazed front door leads to the Entrance Porch with a door to the Downstairs Cloakroom which is fitted with a low level WC and pedestal hand basin with mixer tap and splashback tiling. A further door leads from the entrance into the Sitting Room which has a window to the front and a door to an Inner Hall, where you will find the stairs leading to the first floor and a door into the Kitchen/Dining Room, which has a window and French windows to the rear and is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, integral dishwasher and fridge/freezer, space and plumbing for washing machine, electric oven with four ring gas hob and extractor over, cupboard housing the boiler, and ample space for a dining table and chairs.

First Floor

Stairs rise from the inner hall and turn to the First Floor Landing, which has a sizeable airing cupboard and hatchway leading to the part-boarded loft space with ladder and light. Doors lead to all bedrooms and the family bathroom.

The Master Bedroom has two windows to the rear and is fitted with a range of built-in wardrobes. A door leads to the En-Suite Shower Room, which has a frosted window to the side and is fitted with a fully tiled shower cubicle, pedestal hand basin with mixer tap and mirror-fronted cabinet over, low level WC and heated towel rail. Bedroom 2 is a good size double with a window to the front and is fitted with built-in wardrobes. Bedroom 3 is a single room, or could be ideal as a home office, with a window to the front. The Family Bathroom has a frosted window to the side and is fitted with a matching suite comprising panelled bath with mixer tap and shower over, pedestal hand basin with mixer tap and mirror-fronted cabinet over, low level WC and heated towel rail.



Outside

To the front of the property, there is a substantial driveway providing parking for up to three vehicles, with a solar-powered EV charger point fitted. There is a small front garden which is laid to lawn with attractive cast iron railings and a pathway leading to the front door.

The rear garden enjoys plenty of afternoon sun, with an almost-uninterrupted view to the west, and comprises a paved path leading along the immediate rear of the house to a useful open shed/log store and side gate giving pedestrian access to the front. Steps lead up to a raised decking area with a roofed pergola providing a lovely private and sheltered place to enjoy the peace and quiet of this edge-of village location. There is a small gravelled area with space for a rotary washing line which leads on to a grassy bank which is planted with three dual fruit trees, double grafted to provide Victoria plums and apples.

Workshop

In addition, there is a very useful shed/workshop which is fitted with a range of shelves and workbench, power and light.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council

Council Tax: C

Tenure: Freehold

Construction: Standard

Broadband: Cable. <https://checker.ofcom.org.uk>.

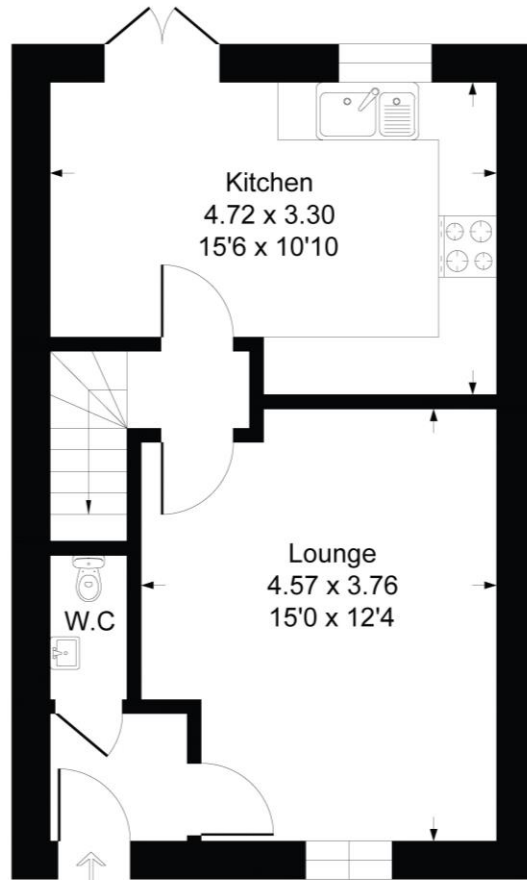
Services: Mains gas, electricity, water and drainage. Solar photovoltaic panels, supplemented by gas fired Ideal Logic combi boiler (installed c. 2015), for hot water and central heating.

Parking: Driveway parking for up to three vehicles. Solar powered EV charger point.

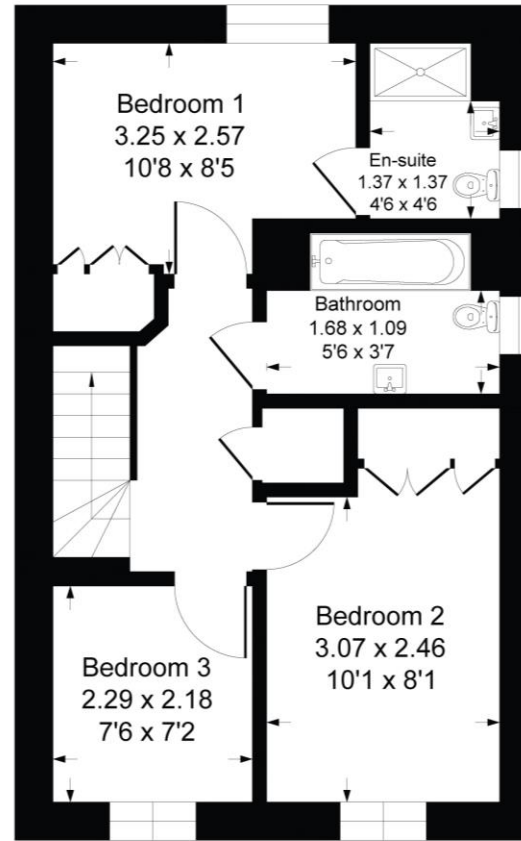
What3Words: carbon.trains.absorbing



Approximate Gross Internal Floor Area = 75.8 sq m / 816 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	91	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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