

Hillrise, Galmpton, Brixham, TQ5 0PP



A well presented **THREE BEDROOM HOUSE**, located in sought after Galmpton Village with highly regarded primary and grammar schools within walking distance, along with local shops and amenities.

This lovely home offers a cosy and comfortable lounge and large kitchen/dining room, the dining area has French doors opening to the super rear garden and outside dining/seating area. There is also a useful ground floor cloaks/w.c. On the first floor the three generous bedrooms offer plenty of space for a family along with a modern shower room/w.c. Double glazing and gas fired central heating is installed.

Outside there is a garden to the front and as mentioned, a lovely rear garden which is a real feature, presented in a Moroccan style. A covered seating/dining area flanks the rear of the house, ideal for relaxing and entertaining. The remainder of the garden is laid to artificial grass with raised borders along with a screened storage/bin store area. Internal viewing is recommended. For sale with **NO ONWARD CHAIN**.

£295,000 Freehold

ENTRANCE HALL. With double glazed entrance door. Wood laminate flooring. Radiator. Storage/coat cupboard.

CLOAKROOM/W.C. With concealed flush W.C. and wall mounted corner hand basin.

LOUNGE. 11' 4" x 11' 8" (3.45m x 3.55m) max.

A cosy & comfortable lounge with double glazed window to front aspect. Wood laminate flooring continuing through, Fitted fire surround with fireplace recess and fitted display shelf to one side. Radiator.

KITCHEN DINING ROOM (L-SHAPED).

17' 7" x 11' 8" (5.36m x 3.55m) max.

A great size kitchen dining room with large walk in cupboard for storage or extra white goods. The dining area has plenty of room for a family size table and chairs and also has french doors opening to the rear garden. Radiator. The kitchen has been fitted with a good range of light grey wall and base cupboards and has complimentary working surfaces with inset one and a quarter stainless steel sink and drainer. Hotpoint freestanding cooker and Beko washing machine are included in the sale. Wall mounted Worcester combination boiler. Double glazed window to garden.

FIRST FLOOR. Landing with a shelved linen cupboard and loft access hatch. Door to:

BEDROOM 1. 11' 9" + wardrobe recess x 8' 9" + door recess (3.58m x 2.66m)

A double room with double glazed window to front aspect. Radiator. Built in shelved cupboard. Wardrobe recess.

BEDROOM 2. 10' 2" + depth of wardrobes x 10' 9" (3.10m x 3.27m)

A double room with double glazed window to rear aspect. Fitted wardrobe to one wall with sliding doors. Radiator.

BEDROOM 3. 8' 9" x 8' 6" (2.66m x 2.59m)

A good size third bedroom with double glazed window to front, built in cupboard and radiator.

SHOWER ROOM/W.C. Comprising shower enclosure with overhead and hand-held shower heads. Wood effect vanity unit with inset wash basin and concealed flush w.c. Tiled walls. Radiator. Double glazed window.

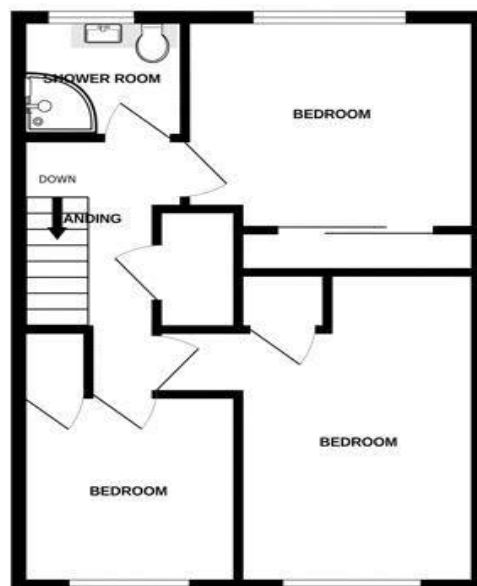
OUTSIDE. To the front of the house there is a lawn with central flowerbed and further flowerbeds to the side and front. Path leads to the front entrance.

REAR GARDEN. A real feature rear garden, beautifully designed and colourful in a Moroccan style with covered seating/dining area adjacent to the house, leading from the kitchen/dining room. An area with artificial grass and raised flowerbeds is located beyond. There is a screened bin/storage area and useful block built garden store.

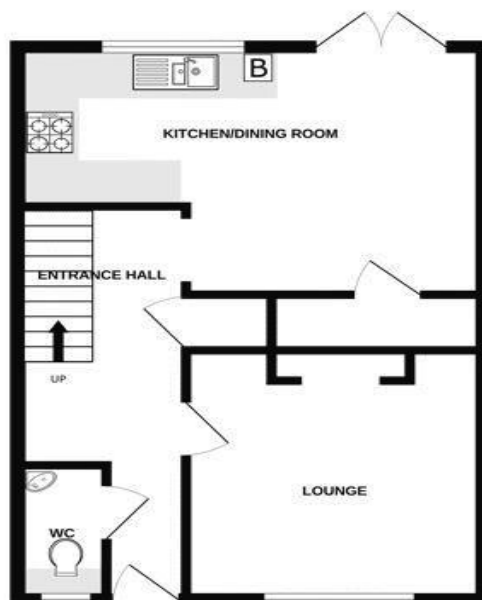
NOTE: The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage.

ENERGY RATING: C COUNCIL TAX BAND: B

1ST FLOOR
42.9 sq.m. (462 sq.ft.) approx.



GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

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