

Penpethy Close, Brixham, TQ5 8NP



Tucked away towards the end of Penpethy Close, is this deceptively spacious **THREE BEDROOM MID TERRACE HOUSE**. On the entrance level is a good size living room with ample space for relaxing and dining with a kitchen area off. Stairs lead down to 2 double size Bedrooms - both with built-in wardrobes - and Bathroom. A lobby on this level gives access to the garden at the front. On the garden level there is a further Bedroom and a very useful Store Room. To the rear there is an enclosed, easily maintained, garden landscaped on three tiers. There are UPVC framed double glazed windows together with night storage heaters. A particular benefit is the garage located in a block opposite the house.

£259,950 Freehold

ENTRANCE LEVEL

UPVC framed half glazed double glazed door opening to

ENTRANCE PORCH 5' 3" x 5' 1" (1.60m x 1.55m)

UPVC framed double glazed window to side. Ceramic tiled floor. Door to ...

SPACIOUS LOUNGE/DINING ROOM 26' 0" x 15' 6" narrowing to 7'3" (7.92m x 4.72m)

A dual aspect room with UPVC framed picture window to front and further window to rear. Night storage heater. Door to stairwell. Ample space to create sitting and dining areas. Open through to ...

KITCHEN 10' 0" x 7' 5" (3.05m x 2.26m)

Beech faced wall and base units with chrome handles and dark grey coloured working surfaces. Attractively tiled splashback. Spaces for appliances. Built-in shelved larder cupboard. Wood panelled ceiling. Inset stainless steel sink unit. Space for electric cooker with hood over. UPVC framed double glazed window.

MIDDLE LEVEL - LANDING

Airing cupboard with shelving and hot water cylinder.

BEDROOM 1 12' 11" plus depth of wardrobes x 8' 8" (3.93m x 2.64m)

Night storage heater. UPVC framed double glazed window overlooking rear. Built-in sliding door wardrobe.

BEDROOM 2 9' 4" plus depth of wardrobes x 8' 8" (2.84m x 2.64m)

Night storage heater. UPVC framed double glazed window overlooking front. Built-in sliding door wardrobe.

BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m)

White suite of panelled bath, low flush W.C. and pedestal washbasin. Part tiled walls. UPVC framed double glazed window with opaque glass.

LOBBY

UPVC framed double glazed door to front garden.

GARDEN LEVEL

LANDING

Night storage heater. Shelving with plumbing for washing machine. UPVC framed double glazed door to rear garden.

BEDROOM 3 9' 9" x 8' 8" (2.97m x 2.64m)

Night storage heater. UPVC framed double glazed picture window overlooking rear.

STORE ROOM 11' 10" x 5' 7" (3.60m x 1.70m)

OUTSIDE - ROAD LEVEL:

Pedestrian approach to front door. Useful store.

FRONT GARDEN with paved area and raised flower border. Timber Garden Shed.

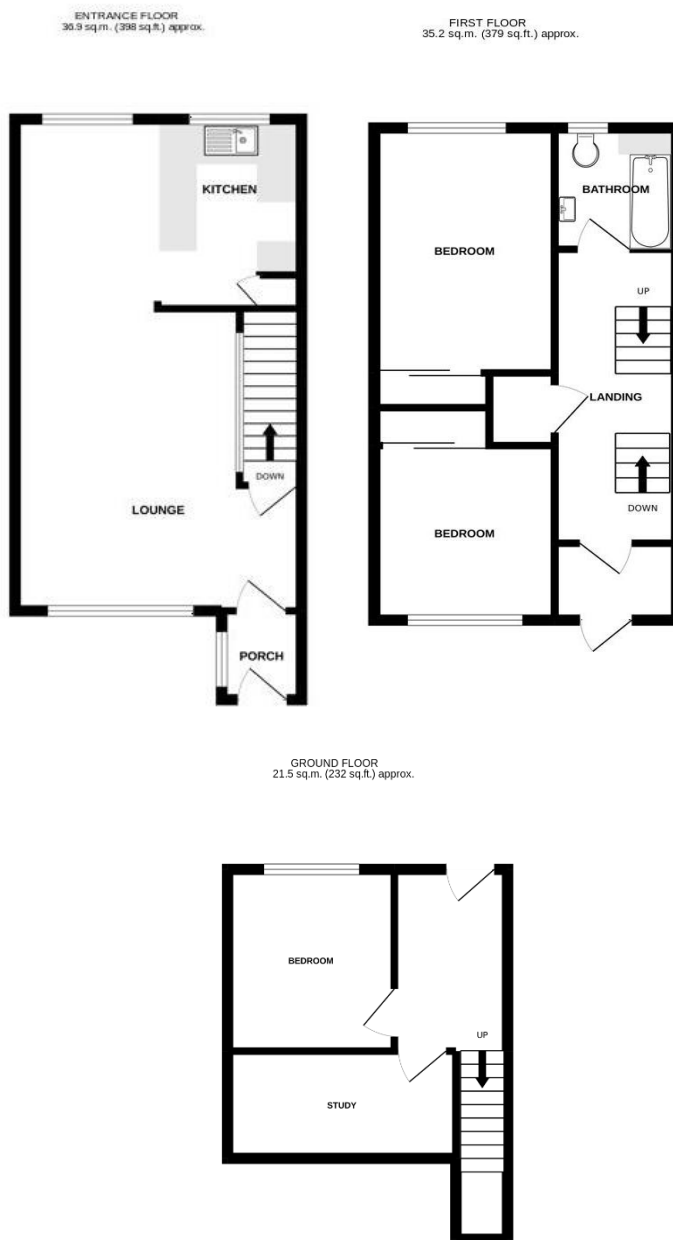
ENCLOSED REAR GARDEN arranged on 3 tiers - paved patios and gravel areas. Outside water tap.

GARAGE in block opposite with grey up-and-over door.

MAINS SERVICES - no gas

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND:



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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