

# 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.

## £229,950 Freehold

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#### ENTRANCE LEVEL

areas. Open through to ...

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

#### 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. Builtin 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

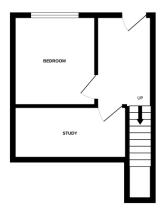
#### **ENERGY PERFORMANCE BAND:**

ENTRANCE FLOOR 36.9 sq.m. (398 sq.ft.) approx.

FIRST FLOOR 35.2 sq.m. (379 sq.ft.) approx



GROUND FLOOR 21.5 sq.m. (232 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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