

## Deep Dene Close, Brixham, TQ5 0DZ



Offered for sale with **NO ONWARD CHAIN** this **THREE BEDROOM LINK DETACHED HOUSE** has a wealth of potential and enjoys an open aspect with sea views. Deep Dene Close is a quiet cul-de-sac location with a local shop just around the corner and some beautiful walks straight from the door. Brixham's town and harbour are located just over a mile away. Internally the property provides a spacious, double aspect lounge / dining room with access to the handy conservatory / hobby room and internal access to the garage. There is also a modern fitted kitchen with access to the rear garden and a useful downstairs W.C. A bathroom and three bedrooms are on the first floor, the principal bedroom enjoys open and sea views. Driveway parking is located to the front of the property, whilst a pleasant, private rear garden complete with greenhouse is to the rear. Internal viewing is highly recommended.

### £349,950 Freehold

### ENTRANCE HALL

Upvc front door. Under stairs cupboard. Window to side.  
Radiator.

### W.C. 4' 4" x 2' 9" (1.32m x 0.84m)

Wall hung hand wash basin. Close coupled W.C. Glow Worm gas boiler.

### LOUNGE / DINING ROOM 25' 3" x 11' 0" narrowing to 8'3" (7.69m x 3.35m)

Double aspect spacious room with window to front enjoying open and distant sea views and window to rear. Ample space for living room and dining room furniture. Two radiators.

### KITCHEN 11' 11" x 8' 7" (3.63m x 2.61m)

Cream shaker style wall and base units with wood effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash backs. Four ring gas hob and cooker hood over. Integrated double oven and grill. Integrated fridge freezer. Space for washing machine. Window and door to rear garden.

### CONSERVATORY 12' 7" x 7' 7" (3.83m x 2.31m)

Currently used as hobby room. Window to rear. Tiled floor.  
Radiator.

### FIRST FLOOR LANDING

Airing cupboard with hot water tank. Window to side. Loft hatch.

### BEDROOM 1 12' 11" x 10' 2" (3.93m x 3.10m)

Spacious double room with window to front enjoying open and sea views. Extensive built in wardrobes. Radiator.

### BEDROOM 2 12' 0" x 9' 11" at largest (3.65m x 3.02m)

Window to rear overlooking the rear garden. Radiator.

### BEDROOM 3 9' 10" x 6' 10" (2.99m x 2.08m)

Window to front with open and sea views. Radiator.

### BATHROOM 7' 1" x 5' 4" (2.16m x 1.62m)

Bath with Triton electric shower over. Pedestal hand wash basin. Close coupled W.C. Built in vanity unit. Window to rear. Fully tiled walls. Radiator.

### OUTSIDE

#### FRONT GARDEN

Driveway parking. Inset lawn with mature shrubs.

#### GARAGE 17' 7" x 8' 2" (5.36m x 2.49m)

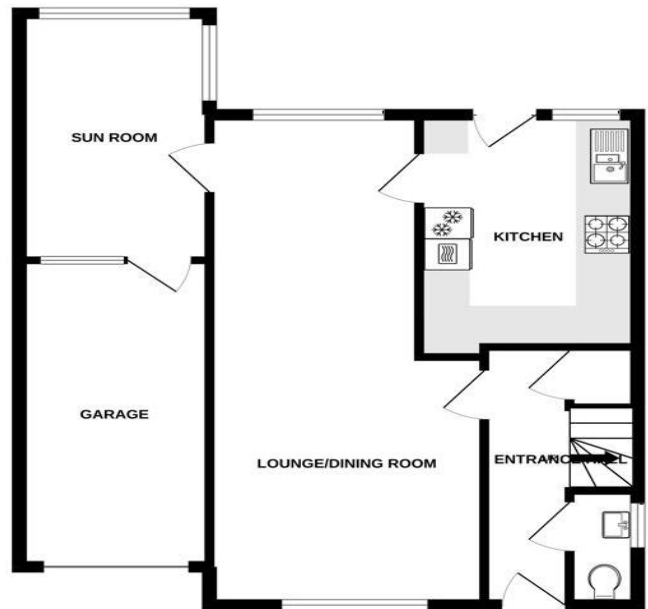
Up and over garage door. Power and lighting.

#### BACK GARDEN

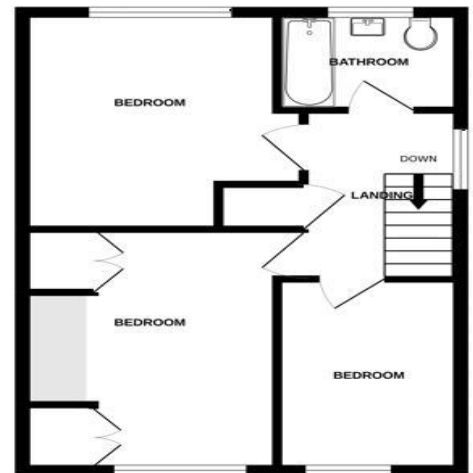
Gated access to front garden. Outside tap and light. Walkway adjacent to kitchen allowing access via steps to lawn area with border flower beds and mature shrubs. Greenhouse.

#### ENERGY PERFORMANCE RATING: C

#### COUNCIL TAX BAND: D



1ST FLOOR  
39.4 sq.m. (424 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.

Ref B001625 Written by: Bill Bye