

## Hartland Tor Close, Brixham, TQ5 0RE



Enjoying beautiful open views and a sunny South facing rear garden, this **THREE BEDROOM DETACHED HOUSE** is tucked away on a quiet cul-de-sac. The real feature of the property is the stunning 27' open plan kitchen / dining / living room creating a real modern, sociable layout. Integrated appliances, a central island, underfloor heating and bi-folding doors set this space apart. It also benefits from a separate utility cupboard housing the gas boiler with plumbing for a washing machine, as well as a separate downstairs cloakroom. On the first floor are three bedrooms, the principal having open views across to the Southdown Hills, as well as a modern, well finished shower room. Outside has been transformed with the recently fitted deck, this large, South facing area is perfect for a summer BBQ and makes the most of the rear garden. To the front is a handy store area and block paved driveway creating parking for two cars. Internal viewing is highly recommended.

**£425,000 Freehold**

## GROUND FLOOR

Canopied entrance with half glazed UPVC framed double glazed door.

### OPEN PLAN LIVING SPACE 27' 7" x 16' 4" (8.40m x 4.97m)

**overall dimensions** A beautifully presented bright open plan living space with 4 UPVC framed double glazed windows and Bi-folding doors opening onto patio and enjoying a lovely open view to Southdown Hill.

### KITCHEN AREA

Fitted with cream Shaker style wall and base units with stone effect tiled splashback and wood effect working surfaces. Integrated fridge/freezer and dishwasher. Inset one-and-a-half bowl stainless steel sink. Wine rack and drawer unit. Inset 4 ring stainless steel hob with cooker hood over. Built-in electric oven. Matching central island with cupboards and drawers. Good size understairs storage cupboard. Cupboard housing Ideal gas fired central heating boiler and with plumbing for washing machine. The ground floor is laid with stone effect tiling with underfloor heating.

### CLOAKROOM

White suite of pedestal washbasin and close coupled W.C. High level UPVC framed double glazed window.

### FIRST FLOOR - LANDING

Radiator. Hatch to loft void. Velux type roof light.

### BEDROOM 1 16' 4" x 9' 1" (4.97m x 2.77m)

Radiator. UPVC framed double glazed window with view over towards Southdown Hills.

### BEDROOM 2 9' 1" x 8' 7" (2.77m x 2.61m)

Radiator. UPVC framed double glazed window to front.

### BEDROOM 3 9' 1" x 7' 3" (2.77m x 2.21m)

Radiator. UPVC framed double glazed window.

### BATHROOM

Large shower cubicle with sliding glass doors, rainfall shower head and separate hand held head. Hand wash basin on gloss white vanity unit. Close coupled W.C. UPVC framed double glazed window with obscure glass. White tiled walls. Black ceramic tiled floor. Chrome towel rail.

### OUTSIDE

Brick paver **PARKING AREA** with space for two cars. Flower border with planting and laid with gravel for ease of maintenance. Steps, with contemporary glass and chrome balustrade, down to ...

### FRONT GARDEN

Laid to paving. Outside tap. **STORE ROOM** - 9' X 9'5" with power and light. Ideal for garden storage. Paths to either side of property lead to..

### REAR GARDEN

Large timber deck area making the most of the sunny south facing rear garden with open views across to Southdown Hill and distant sea glimpses. Two electrical sockets. Rolling lawn with border flower beds.

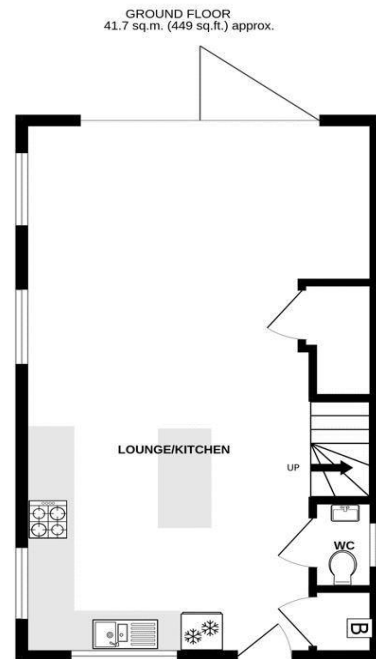
### SOLAR PANELS

We are informed that the solar panels are owned outright.

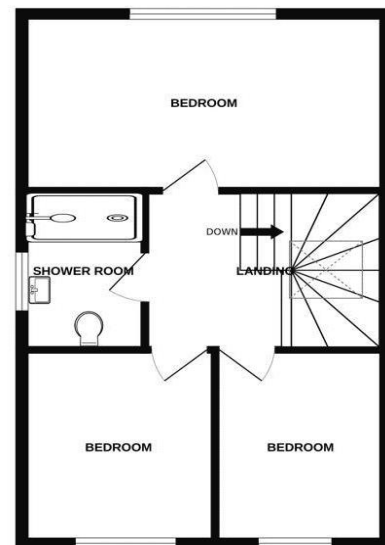
### COUNCIL TAX BAND: E

### ENERGY PERFORMANCE BAND: B

**AGENTS NOTES** All furniture can be left upon separate negotiation.



1ST FLOOR  
41.7 sq.m. (449 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 B001651 Written by: Bill Bye