

Victoria Place, Higher Furzeham Road, Brixham, TQ5 8QX



Don't be deceived by a **roadside glance!** Hidden behind the front of this **BAY FRONTED TERRACED HOUSE** is a **FOUR BEDROOM** home on the plateau above the harbour. Enjoying sea views from the upper two floors, ample private **OFF ROAD PARKING** (accessed from Queens Road) as well as reduced energy costs from the solar panels benefitting from a generous feed in tariff. Viewing is essential to appreciate all that is on offer. The ground floor offers a bay fronted lounge, dining room linking to the kitchen, utility space and downstairs cloakroom. There are three bedrooms plus the house bathroom on the first floor with the master bedroom suite on the top floor, where the sea views are at their very best. There is gas fired central heating and double glazing. Short level strolls take you in one direction to Battery Gardens and in the other to Furzeham Green with both locations having panoramic views over the bay and harbour below.

£449,950 Freehold

ENTRANCE VESTIBULE

UPVC front door. Space for shoes and coats. Inner door to:

ENTRANCE HALL

Two under stairs cupboard. Radiator.

LOUNGE 14' 10" x 14' 4" into bay window (4.52m x 4.37m) Bay window to front with double opening French doors to front garden. Central open fire with cast iron and tiled surround with wooden mantle. Radiator. Internal window to dining area.

DINING ROOM 11' 9" x 11' 8" (3.58m x 3.55m)

Central ornate cast iron fire place. Radiator. Internal window to lounge. Open to:

KITCHEN 9' 7" x 9' 1" (2.92m x 2.77m)

Modern fitted kitchen with shaker style wall and base units and stone effect worktops. Inset sink with tiled splash backs. Four ring gas hob with cooker hood over and electric under counter oven. Built in microwave. Space for washing machine and space for fridge freezer. Tiled floor. Skylight. Windows and double opening french doors to rear garden.

UTILITY ROOM 9' 6" x 7' 11" narrowing to 3'5" (2.89m x 2.41m) Matching shaker style wall and base units with stone effect worktops. One and a half bowl sink with drainer. Tiled splash backs. Space for washing machine. Tiled floor. Radiator. UPVC door to rear garden. Door to:

CLOAKROOM

Low level W.C. Wall mounted Worcester combi boiler. White wall storage units. Window to rear.

FIRST FLOOR - LANDING Storage cupboard.

BATHROOM 8' 4" x 7' 11" (2.54m x 2.41m)

Bath in panelled surround. Separate shower in tiled surround. Close coupled W.C. Pedestal hand wash basin. Heated towel rail. Airing cupboard with small radiator. Obscure glass window to side. Window to rear with sea views.

BEDROOM 3 / STUDY 11' 10" x 11' 9" (3.60m x 3.58m)

Spacious double room with large window to rear enjoying sea views. Currently used as a home office. Radiator.

BEDROOM 2 14' 3" x 12' 4" into Bay window (4.34m x 3.76m) Spacious double room with bay window to front enjoying a sunny aspect. Inset shelving either side of chimney breast. Radiator.

BEDROOM 4 8' 8" x 6' 4" (2.64m x 1.93m)

Window to front. Radiator.

TOP FLOOR

PRINCIPAL BEDROOM 15' 6" x 12' 1" + Dormer to front + Recessed storage to rear (4.72m x 3.68m) Very spacious principal suite enjoying sea views to rear and lots of storage space. Radiator. Door to:

EN-SUITE Shower cubicle. Hand wash basin on white vanity unit. Close coupled W.C. Heated towel rail. Fully tiled walls and floor.

OUTSIDE - FRONT GARDEN

Sunny South West facing garden with pedestrian path leading to the front door. Patio area adjacent to property. Inset lawn with border beds planted with fruit trees. Pear tree, apple trees, as well as a beautiful wisteria. Useful potting shed.

BACK GARDEN

Courtyard garden with a large timber shed / workshop, as well as a smaller storage shed. Outside tap and power. Patio area adjacent to property. Gated access leads to:

OFF STREET PARKING Parking for multiple vehicles, accessed from Queens Road.

SOLAR PANELS. These are owned outright and benefit from a generous early generation feed in tariff significantly reducing energy costs – please ask for further information

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C



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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