

Eden Close, Brixham, TQ5 9LT



Positioned on the popular Eden Close, this **FOUR BEDROOM END-TERRACED HOUSE** is deceptively spacious and enjoys a beautiful garden to the rear, as well as off road parking to the front. Eden Close is located roughly a mile away from Brixham's town centre with the local shop located around the corner at St. Mary's Square. As you enter the property via the front porch, you are welcomed by the large lounge / dining room with central contemporary fire place and sliding patio doors to the rear garden. This is open to the galley style kitchen complete with integrated appliances. There is also a down stairs bedroom and W.C / utility room, accessed via the rear hall. On the first floor is a very spacious bathroom with bath and separate shower, three spacious bedrooms, all enjoying open views with the master bedroom having access to the roof terrace. To the rear is a well landscaped garden with central lawn, raised deck enjoying a sunny aspect and gated access to the front. At the front is a block paved driveway creates off road parking, alongside a well kept garden and further hard standing area.

£325,000 Freehold

ENTRANCE PORCH

Upvc front door. Tiled floor. Window to side. Inner door.

LOUNGE / DINING ROOM 24' 3" x 10' 11" (7.39m x 3.32m) Central contemporary style gas fire place. Window to front. Sliding patio doors to rear garden. Two radiators. Ample space for living and dining room furniture. Open to Kitchen.

KITCHEN

Gloss white wall and base units with granite effect worktops and upstands. Inset black composite one and a quarter bowl sink with drainer. Four ring hob with glass splash back and cooker hood over. Built in eye level electric double oven / grill. Integrated under counter fridge and separate integrated under counter freezer.

HALL Upvc door to rear garden.

BEDROOM 4 11' 1" x 8' 0" (3.38m x 2.44m)

Window to front. Radiator.

W.C / UTILITY ROOM 16' 5" x 4' 5" (5.00m x 1.35m)

Close coupled W.C. Basin on vanity unit. Space for washing machine and tumble dryer. Window to rear.

FIRST FLOOR - LANDING

Window to side. Loft hatch.

BATHROOM 10' 2" x 6' 10" (3.10m x 2.08m)

Bath with shower attachment. Basin on gloss white vanity unit with integrated W.C. Shower cubicle. Heated towel rail. Tiled walls. Window to rear. Storage cupboard.

BEDROOM 1 10' 11" x 10' 2" (3.32m x 3.10m)

Window to front with open view. Radiator. Upvc door opening to roof terrace.

BEDROOM 2 13' 9" x 9' 0" (4.19m x 2.74m)

Window to front with open views. Radiator.

BEDROOM 3 10' 0" x 9' 1" (3.05m x 2.77m)

Window to rear with open views across the town. Radiator.

OUTSIDE

BACK GARDEN

Central inset lawn with raised deck to rear enjoying a sunny aspect. Green house. Raised beds planted with a range of vegetables and flowers. Outside tap. Gated access to front.

FRONT GARDEN

Block paved driveway with further hard standing. Inset lawn to one side. Raised flower bed.

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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