

Glenmore Road, Brixham, TQ5 9BT



Located within walking distance of Brixham's picturesque town and harbour, this **THREE BEDROOM MAISONETTE** is deceptively spacious offering three double bedrooms, a spacious kitchen / dining room with modern fitted kitchen and integrated appliances, large bathroom with double ended bath and shower cubicle, as well as lounge with bay window and central log burner. The property is accessed via steps from Glenmore Road, to the side is a pleasant garden with sunny decked area, whilst to the rear is a large area of land leading up to Parkham Road. Don't be deceived by a roadside glance this property must be viewed to understand the space on offer.

£235,000 Freehold

ACCESS

Pedestrian access from Glenmore Road via steps to Kitchen / Dining room.

KITCHEN / DINING ROOM 15' 5" x 12' 4" (4.70m x 3.76m) Triple aspect room with modern fitted kitchen Midnight Blue wall and base units with marble effect worktops. Black composite sink with drainer. Tiled splash backs. Integrated dishwasher, washing machine and fridge freezer. Central island housing Induction hob with cooker hood over and electric cooker under. Wall mounted gas boiler. Radiator. Wood effect laminate flooring. Upvc door to garden and access path.

INNER HALL

Windows to side. Under stairs cupboard. Space for shoes and coats.

BATHROOM 12' 8" x 4' 11" (3.86m x 1.50m)

Spacious room with large fully tiled shower cubicle. Freestanding double ended bath. Close coupled W.C. Pedestal wash basin. Window to side. Heated towel rail.

LOUNGE 14' 2" x 10' 0" (4.31m x 3.05m)

Bay window to front. Central log burner with tiled hearth and ornate surround. Wood effect laminate flooring. Electric radiator.

BEDROOM 1 10' 3" x 10' 6" (3.12m x 3.20m)

Window to rear. Electric radiator.

TOP FLOOR - LANDING

Sky light.

BEDROOM 2 14' 0" x 10' 3" (4.26m x 3.12m)

Window to rear. Electric Radiator. Exposed wooden floorboards.

BEDROOM 3 13' 8" x 10' 7" (4.16m x 3.22m)

Window to front. Electric radiator. Exposed wooden floorboards.

OUTSIDE

BACK GARDEN

Raised deck area enjoying open views and a sunny aspect. Inset gravel. Outside tap. Further garden area to rear of property extending up the hillside. Garden pond. Storage area.

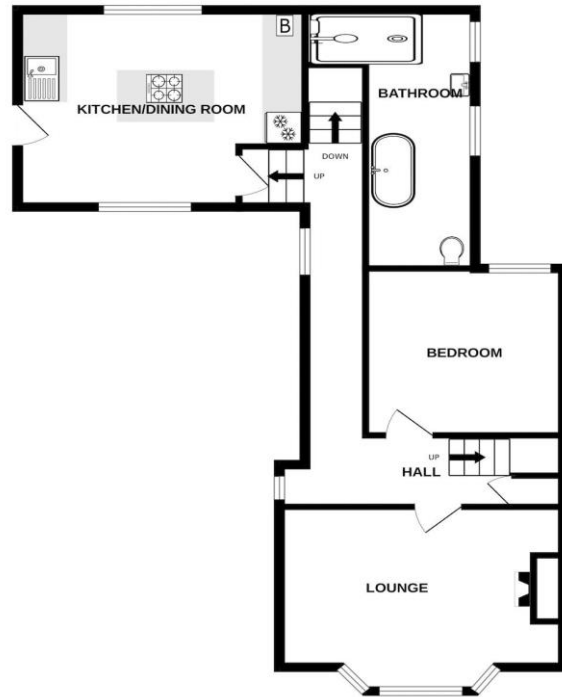
AGENTS NOTES

The property owns the freehold of the entire property with the lower flat being held on a long term lease paying a peppercorn ground rent. Maintenance and buildings insurance is split 50/50.

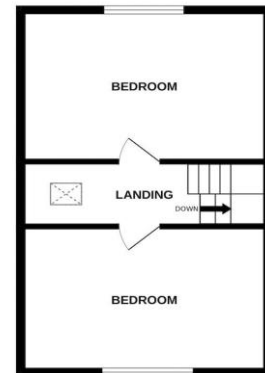
ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

ENTRANCE FLOOR
65.7 sq.m. (707 sq.ft.) approx.



1ST FLOOR
35.2 sq.m. (379 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 B001797 Written by: Bill Bye