

Maple Road, Brixham, TQ5 0DG



Located on the quite cul-de-sac of Maple Road, this **THREE BEDROOM SEMI-DETACHED HOUSE** offers a wealth of potential and enjoys open and distant sea views. The property is being offered for sale with **NO ONWARD CHAIN**. Internally, the property is laid out with an open plan style lounge / dining room with sliding patio doors to the back garden, as well as fitted kitchen with door to the side passage. On the first floor are three bedrooms, a spacious shower room and ladder access to the loft / store room with brilliant views. Outside can be found a surprisingly spacious garden arranged across multiple terraces enjoying open views. To the front is driveway parking and a single garage.

£245,000 Freehold

ENTRANCE PORCH

Upvc front door with glazing to either side. Radiator.
Stairs to first floor.

LOUNGE 13' 5" x 12' 2" (4.09m x 3.71m)

Central electric fire place with marble effect surround and wooden mantle. Window to front. Radiator. Archway linking:

DINING AREA 11' 11" x 8' 0" (3.63m x 2.44m)

Sliding patio doors to rear garden. Cupboard under stairs.

KITCHEN 12' 0" x 8' 2" (3.65m x 2.49m)

Gloss white wall and base units with granite effect worktops. One and a quarter bowl white composite sink with drainer. Tiled splash backs. Space for fridge freezer. Space for freestanding oven. Space for washing machine. Window to rear. Upvc door to side. Wall mounted Worcester boiler.

FIRST FLOOR - LANDING

Large airing cupboard. Loft hatch with wooden ladder.

SHOWER ROOM 7' 9" x 6' 2" (2.36m x 1.88m)

Shower cubicle with tiled surround and Aspirante electric shower unit. Close coupled W.C. Basin on cream vanity unit with tiled splash back. Window to rear. Radiator.

BEDROOM 1 13' 5" x 8' 6" (4.09m x 2.59m)

Double room with built in wardrobes. Window to front. Radiator.

BEDROOM 2 9' 8" x 7' 8" (2.94m x 2.34m)

Window to rear. Radiator.

BEDROOM 3 10' 10" x 6' 8" (3.30m x 2.03m)

Window to rear. Radiator.

LOFT SPACE 16' 8" x 7' 5" (5.08m x 2.26m)

Window to side with open and sea views

OUTSIDE

FRONT GARDEN

Driveway parking for one vehicle. Inset lawn with border mature hedging. Gated access to rear.

GARAGE

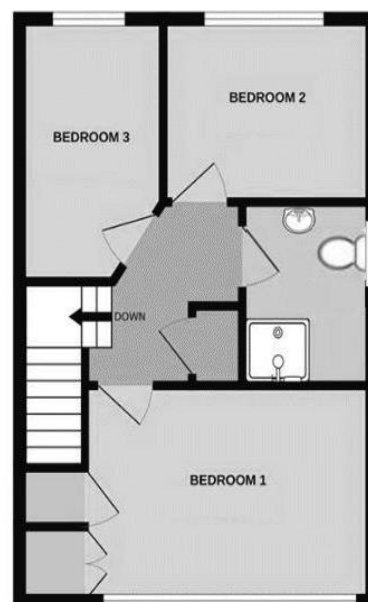
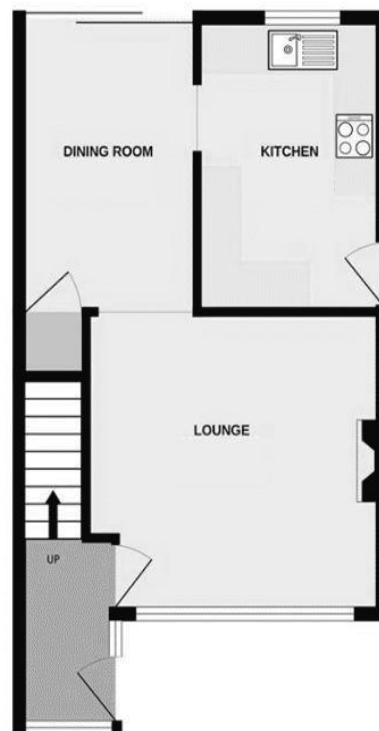
Up and over door.

BACK GARDEN

Large back garden arranged across a number of terraces. Decked area adjacent to dining area. Large patio area across two levels. Garden shed. Inset lawn. Raised flower beds. Further area accessed via steps. Outside tap.

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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