

Alma Road, Brixham, TQ5 8QR



Offered for sale with **NO ONWARD CHAIN**, this **THREE BEDROOM DETACHED HOUSE** offers a wealth of potential and is located within the cul-de-sac of Alma Road. Furzeham Green is within walking distance, so too is Battery Gardens, Fishcombe Cove and the South West Coastal Path. Brixham's town and harbour are only half a mile away. The property occupies a large plot with single garage, ample parking and well kept, enclosed gardens featuring a raised patio area and even a grape vine! As you enter the property via the entrance porch, you will find a handy downstairs cloakroom W.C, the porch flows through to the spacious lounge with sliding patio doors and central gas fireplace. The large kitchen / dining room is a real feature with a sociable layout, as well as separate utility room off with access to the back garden. Upstairs is a family bathroom with shower over bath arrangement, there are three good sized bedrooms, the principal and second bedroom both having built in wardrobes. Internal viewing is highly recommended.

£340,000 Freehold

ENTRANCE PORCH

Upvc front door with glazing to either side. Radiator. Cupboard housing gas meter, electric meter and fuse box, as well as water stop cock.

CLOAKROOM / W.C

Close coupled W.C. Basin with tiled splashback and wooden doors under. Partially tiled walls. Heated towel rail. Window to side.

LOUNGE 19' 7" x 11' 3" (5.96m x 3.43m)

Spacious double aspect lounge with window to front and sliding patio doors to side and garden. Central gas fireplace with marble surround and wooden mantle. Radiator. Stairs to first floor.

KITCHEN / DINING ROOM 27' 3" x 11' 10" Narrowing to 8'6" (8.30m x 3.60m) Overall

KITCHEN

Solid wood wall and base units with stone effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splashbacks. Freestanding electric cooker with cooker hood over. Integrated dishwasher and integrated under counter fridge. Central island. Cupboard under stairs. Vaulted ceiling. Window to rear.

DINING AREA

Window to front. Ample room for table and chairs. Radiator.

UTILITY ROOM 11' 2" x 6' 8" (3.40m x 2.03m)

Cream wall and base units with stone effect worktops. Stainless steel sink with drainer. Tiled splashback. Space for washing machine, tumble dryer and fridge freezer. Wall mounted Worcester boiler (fitted 2017). Window to rear and Upvc door to side. Loft hatch.

FIRST FLOOR - LANDING

Loft hatch. Cupboard over stairs.

BEDROOM 1 12' 6" x 10' 1" (3.81m x 3.07m)

Spacious double room with window to front. Extensive built in wardrobes and drawers. Cupboard over stairs. Radiator.

BEDROOM 2 11' 6" narrowing to 9'7" x 8' 6" (3.50m x 2.59m) Window to front. Built in wardrobes. Radiator.

BEDROOM 3 9' 2" x 8' 1" (2.79m x 2.46m)

Window to side. Radiator.

BATHROOM 7' 6" x 5' 4" (2.28m x 1.62m)

Bath with shower over. Basin on built in vanity unit with integrated W.C. Window to side. Fully tiled walls and floor. Radiator.

OUTSIDE

BACK GARDEN

Secluded back garden mainly laid to lawn with well stocked flower beds and boundary stone walls. Raised patio area enjoying a sunny setting. Outside tap and light. Gated access either side of property. Pedestrian access to garage.

FRONT GARDEN

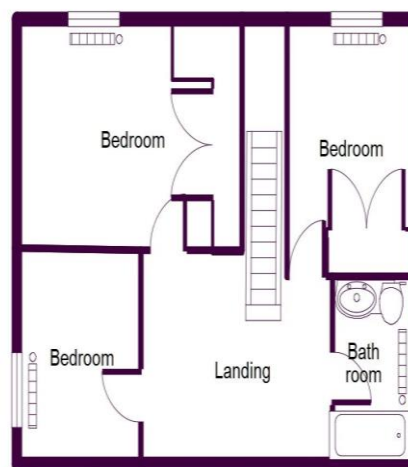
Driveway parking in front of garage with further gravelled hardstanding. Block paved area adjacent to property. Outside light.

GARAGE 16' 7" x 8' 3" (5.05m x 2.51m)

Remote controlled electric roller door. Upvc door and window to garden. Power and lighting. Apex roof.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: D



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 B001801 Written by: Bill Bye