

Ranscombe Road, Brixham, TQ5 9UW



This light and spacious **END TERRACE 3 BEDROOM HOUSE** enjoys the period features of a bygone era but with a modern day flair. Standing towards the top end of Ranscombe Road this imposing house enjoys panoramic sea views over the harbour and across Tor Bay. The charming home provides a versatile layout with an appealing open plan bay windowed Living / Dining space with twin period fireplaces off which is a good size Games Room. The Kitchen is fully fitted with attractive units and there is ample space for a breakfast table. There is also a very useful downstairs cloakroom and laundry room. On the first floor there are 2 double size Bedrooms and a stunning Bath & Shower Room with claw foot bath. On the top floor is a superb Bedroom with windows either side. Outside there are two seating areas offering fine outside living space. The house is fitted with UPVC framed double glazed windows and gas fired central heating.

£425,000 Freehold

GROUND FLOOR Period wooden front door with brass fitting opening to ...

ENTRANCE LOBBY with glazed inner door opening to ...

ENTRANCE HALL Understairs recess with coat hooks and storage cupboard.

STUNNING LIVING & DINING ROOM 25' 3" x 13' 4" (7.69m x 4.06m) overall A lovely open plan living space divided by central arch. Bay window enjoying gorgeous views over the harbour and Tor Bay. Attractive twin open fireplaces with period surrounds. Stained wooden flooring. Double doors open to ...

GAMES ROOM 12' 7" x 6' 7" (3.83m x 2.01m) Twin skylights. Wood effect laminate flooring. UPVC framed double glazed door to garden.

KITCHEN/BREAKFAST ROOM 2' 5" x 9' 0" (0.74m x 2.74m) max Beautifully fitted Kitchen with cream faced wall and base units with soft close fittings providing an abundance of storage solutions. Wood block and granite work tops on opposite walls. Inset black sink with contemporary mixer tap. Inset AEG induction hob with stainless steel canopy over and built-in double oven under. Integrated dishwasher and fridge/freezer. Grey ceramic tiled flooring. Window to side. Contemporary vertical grey radiator. Breakfast area with ceiling dome providing an abundance of natural lighting.

REAR LOBBY with door to Games Room. Radiator.

LAUNDRY ROOM 10' 0" x 6' 3" (3.05m x 1.90m) Work surface with space below for washing machine.

CLOAKROOM with low flush W.C. and handbasin.

FIRST FLOOR with period bannisters and hand rail

SPLIT LEVEL LANDING with window.

BEDROOM 1 15' 10" x 14' 0" (4.82m x 4.26m) A stunning large double size room with bay window and further window enjoying a panoramic sea view over the harbour and Tor Bay. Period fireplace with twin arched recesses to either side. Stained wooden floor.

BEDROOM 2 0' 4" x 10' 2" (0.10m x 3.10m) A double size room with window overlooking rear. Stained wooden flooring.

BATH & SHOWER ROOM White suite of claw foot double ended bath with shower attachment, semi-circular shower enclosure, pedestal basin, bidet and close coupled W.C. Illuminated heated mirror with shaver point adjacent.

CLOAKROOM with low flush W.C. and handbasin.

TOP FLOOR

LANDING with window to rear.

BEDROOM 3 19' 8" x 12' 9" (5.99m x 3.88m) A light and bright filled room with windows at either end - one window enjoying lovely sea views over the harbour and Bay. Access to eaves storage space. Built-in wardrobe. Walk-in cupboard housing wall mounted gas fired central heating boiler.

OUTSIDE

AT FRONT Steps lead up from Ranscombe Road to a PAVED TERRACE AREA with wrought iron railing and enjoying a super view over the Bay. A lovely spot to sit, watch the world go by and enjoy the view.

AT REAR Steps lead up to a TERRACE AREA another ideal sitting out area. Access to rear pedestrian gateway.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: TBC

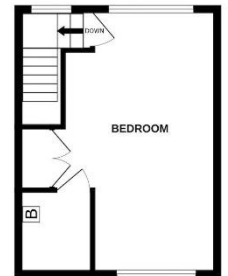
04.2' 50.0m (136.0m) approx.



1ST FLOOR
43.8' 0.0m (133.5m) approx.



2ND FLOOR
28.7' 0.0m (87.5m) 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.

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