

Wall Park Close, Brixham, TQ5 9UN



Superbly presented throughout, this **THREE BEDROOM DETACHED HOUSE** is located in a commanding position on the ever popular Wall Park Close. The property enjoys spectacular views over the rooftops into Brixham harbour and out to sea. Wall Park Close is within easy walking distance of Brixham's picturesque town and harbour and also comes with the added benefit of off road parking and large garage. Internally the property creates a modern layout with the open plan kitchen / dining / living room being at the centre. This room houses a fitted kitchen with granite worktops and integrated appliances, ample room for living and dining room furniture, log burner with granite hearth and double sliding doors leading to a raised balcony with simply stunning views. There are two bedrooms on the entrance floor, one being a spacious twin room, as well as a well finished shower room with double ended bath and shower over. Downstairs can be found the master suite complete with built in wardrobes and en-suite. There is a well landscaped garden to the rear with a patio adjacent to property enjoying sea views with a meandering path leading past raised border flower beds and the central insert artificial grass.

Offers in Excess of £600,000 Freehold

ENTRANCE PORCH

Upvc front door. Radiator. Space for shoes and coats. Upvc door to back garden.

INNER HALL

Radiator. Cupboard housing electrical consumer unit.

BEDROOM 2 14' 1" x 10' 10" (4.29m x 3.30m)

Spacious double room with built in mirror fronted wardrobes. Window to front. Radiator.

BEDROOM 3 9' 10" x 8' 10" (2.99m x 2.69m)

Window to front. Radiator.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)

Double ended bath with shower attachment over, glass screen and central taps. Basin on gloss white vanity unit. W.C with concealed cistern. Heated towel rail. Fully tiled walls. Window to side.

OPEN PLAN KITCHEN / DINING / LIVING ROOM 20' 11" x 19' 10" (6.37m x 6.04m) OVERALL

Modern, sociable open plan layout with double sliding doors enjoying fantastic open and sea views with access to the raised deck/balcony. Ample space for living and dining room furniture. Central log burner with granite hearth. Two radiators.

KITCHEN AREA

Wood effect base units with granite worktops and upstands. Inset stainless steel sink with worktop drainer. Four ring gas hob with splashback, cooker hood over and built in electric double oven/grill under. Integrated dishwasher and under counter fridge.

BALCONY 16' 1" x 8' 1" (4.90m x 2.46m)

Simply stunning harbour and sea views. Glass balustrades. Outside lights.

DOWNSTAIRS - LANDING

Double opening patio doors to rear garden. Radiator.

BEDROOM 1 11' 9" x 11' 5" (3.58m x 3.48m)

Spacious room with built in wardrobes. Window to rear. Radiator. One wardrobe door slides open to:

EN-SUITE 8' 6" x 3' 6" (2.59m x 1.07m)

Large alcove shower with glass door. Close coupled W.C. Wall mounted basin. Heated towel rail. Tiled walls and floor. Under stairs cupboard.

OUTSIDE

BACK GARDEN

Patio adjacent to property enjoying sea views with a meandering path leading past raised border flower beds and the central inset artificial grass. Various terraced areas with mature planting. Gated access to front garden. Outside tap and light. Steps up to entrance porch and utility.

UTILITY ROOM 8' 8" x 4' 9" (2.64m x 1.45m)

Wood effect wall and base units with stainless steel sink and drainer. Space for washing machine. Window to rear.

GARAGE 11' 10" x 12' 5" narrowing to 10'9 (3.60m x 3.78m)

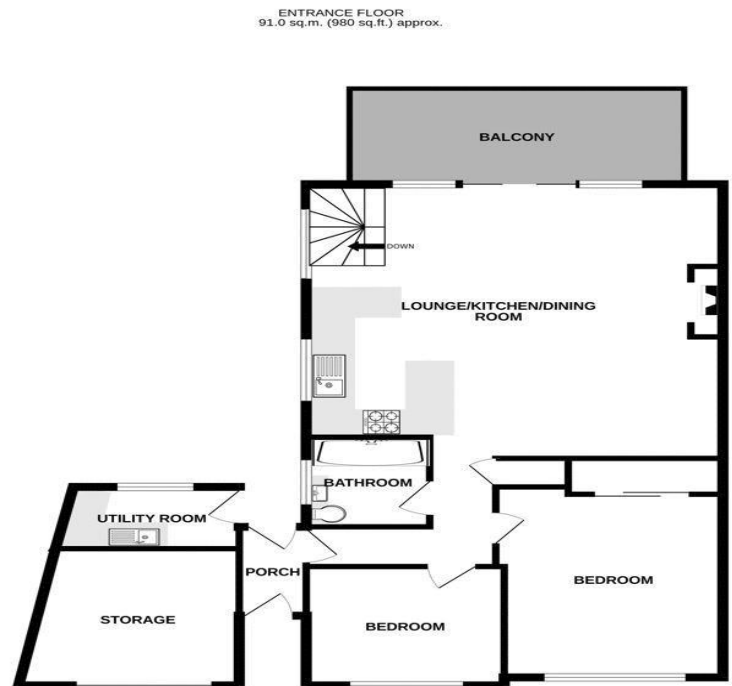
Wedge shaped garage with electric roller door. Wall mounted gas boiler. Power and lighting.

FRONT GARDEN

Driveway parking for multiple cars. Gravel areas with inset shrubs creating a low maintenance garden. Gated access to back garden.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE RATING: 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.

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