

## Metherell Avenue, Brixham, TQ5 9QB



A hugely deceptive and spacious four bedroom, **EXTENDED END OF TERRACE HOUSE** with large surrounding gardens, open southerly views and car parking space for two vehicles.

This well presented home offers flexible living space, having a good size living room, snug/office room, kitchen and dining room on the ground floor and four bedrooms with family bathroom on the first floor. In addition, a useful **LOFT ROOM** can be accessed from the first floor.

Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended.

As mentioned, there are large surrounding gardens and patio terrace to the front of the house, along with car parking. The house is located in a quiet spot just off Metherell Avenue. The local Spar shop is just a short walk away and Brixham town center is approximately 3/4 of a mile away. A local bus service is just around the corner in Penn Meadows.

### £315,000 Freehold

## GROUND FLOOR

**ENTRANCE HALL.** Double glazed entrance hall. Staircase to the first floor with open storage space beneath. Doors to:

**LOUNGE.** 12' 6" x 13' 5" (3.81m x 4.09m) max.

Double glazed window to front. Brick effect fireplace and hearth.

**SNUG/OFFICE.** 10' 7" x 9' 6" (3.22m x 2.89m)

Double glazed windows to front and side. Radiator.

**KITCHEN.** 18' 5" x 8' 11" (5.61m x 2.72m)

Fitted with good range of light oak effect wall and base cupboards, roll edge working surfaces and tiled surrounds. Inset one and a quarter bowl stainless steel sink and drainer. Under worktop space for fridge and freezer. 'Flavel' dual fuel range style cooker with cooker hood over. Double glazed window to rear. Further worktop with plumbing/space for washing machine and space for tumble dryer. Recess housing 'Ideal' combination boiler and storage space with electrical consumer unit. Open to:

**DINING ROOM.** 10' 6" x 12' 2" (3.20m x 3.71m)

Dual aspect with double glazed window and French doors opening onto the garden. Radiator.

## FIRST FLOOR

**BEDROOM 1.** 10' 11" + door recess x 13' 7" (3.32m x 4.14m)

Double glazed window to front enjoying a pleasant open outlook.

**BEDROOM 2.** 22' 4" x 7' 7" (6.80m x 2.31m) max. (some Ltd. head room)

Double glazed window to side aspect. Radiator.

**BEDROOM 3.** 10' 10" x 8' 11" (3.30m x 2.72m)

Double glazed window to rear aspect.

**BEDROOM 4.** 9' 10" reducing to 6' 7" x 7' 7" (2.99m x 2.31m) max.

Double glazed window to front with open views.

## FAMILY BATHROOM/W.C.

Comprising white suite of panelled bath with mixer tap and shower attachment & 'Triton' independent electric shower over. Vanity shelf with inset washbasin and storage below. Close coupled W.C. Double glazed window.

**LOFT ROOM.** 14' 1" x 12' 10" (4.29m x 3.91m) max. (Ltd. head room)

A useful room with stairs from the landing area. Velux type roof window. Further under eaves storage areas.

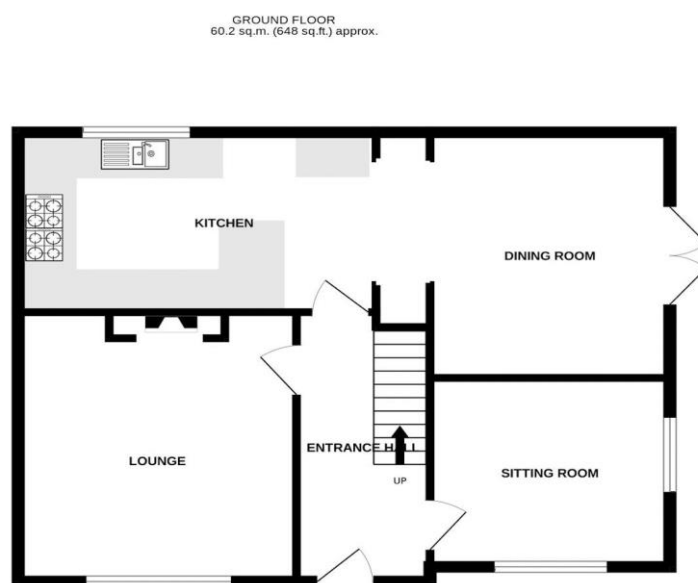
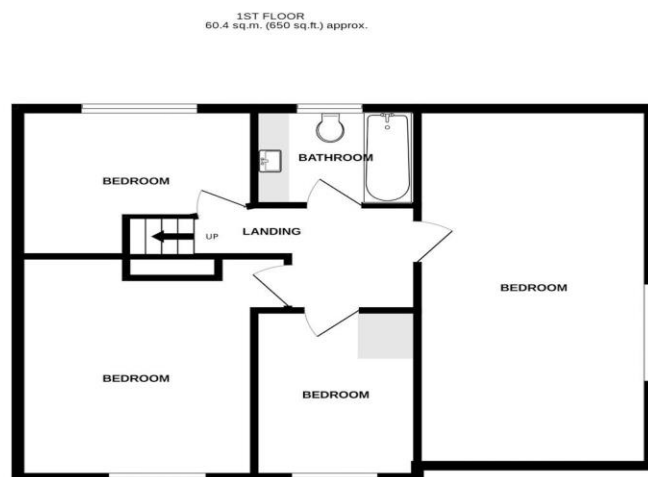
## OUTSIDE.

### FRONT AND GARDENS.

A double space, parking bay is accessed via a lane from Metherell Avenue with steps up to an elevated, large paved patio terrace, pathway and lawn to side, an open southerly outlook is enjoyed. The garden wraps around the side of the house to two decked seating areas and access to the rear garden.

The rear garden is enclosed and has timber steps up it, astro turf covers the garden. Garden Shed. External electrical point and lighting.

**COUNCIL TAX BAND: B ENERGY 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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