

Alma Road, Brixham, TQ5 8QR



A hugely deceptive **FOUR BEDROOM TERRACED HOUSE** which now requires modernisation throughout, located in the favoured Furzeham area of Brixham offered for sale with **NO ONWARD CHAIN**. The house enjoys a sunny, southerly facing aspect and offers living room, dining room and kitchen on the ground floor, with two double bedrooms and bathroom/w.c. on the first floor. The second floor has two further double attic rooms.

To the rear is a surprising good size rear garden with a gate to a rear access lane. Double glazing is installed along with partial gas fired central heating. A great project for somebody to put their own stamp on a good size family home.

Brixham town center, harbour and marina are within easy walking distance. Furzeham Green and Battery gardens both enjoy beautiful views out to the sea and coastline.

£275,000 Freehold

GROUND FLOOR.

Aluminium double glazed entrance door to Porch with glazed inner door opening to:

ENTRANCE HALL.

Staircase to the first floor. Doors to:

LOUNGE. 12' 4" x 12' 7" in to bay window (3.76m x 3.83m)

Double glazed bay window to front. Brick faced fireplace with inset coal effect gas fire and built in cupboard to side. Radiator.

DINING ROOM. 11' 11" x 10' 3" (3.63m x 3.12m)

Double glazed window to rear. Part wood panelled walls. Radiator. Fireplace with fitted gas fire, shelving and cupboard to side. Understairs cupboard.

KITCHEN. 9' 10" x 7' 4" (2.99m x 2.23m)

Fitted cupboards worktops and inset stainless steel sink and drainer. Pantry cupboard. Double glazed window and door to the rear garden.

FIRST FLOOR.

BEDROOM 1. 15' 4" x 10' 4" (4.67m x 3.15m)

Two double glazed windows to front. Built in cupboard. Wall mounted gas heater.

BEDROOM 2. 9' 4" x 10' 4" (2.84m x 3.15m)

Double glazed window to rear. Built in cupboard. Wall mounted gas heater.

BATHROOM/W.C.

Suite of primrose yellow panelled bath, pedestal wash basin and low level W.C. Linen cupboard housing gas fired Glow Worm boiler. Plumbing for washing machine. Radiator. Double glazed window.

SECOND FLOOR

ATTIC BEDROOM 3. 15' 9" x 7' 9" (4.80m x 2.36m) max (Ltd head room)

Window to front enjoying open outlook with sea peeps.

ATTIC BEDROOM 4. 10' 2" x 7' 1" (3.10m x 2.16m) max (Ltd head room)

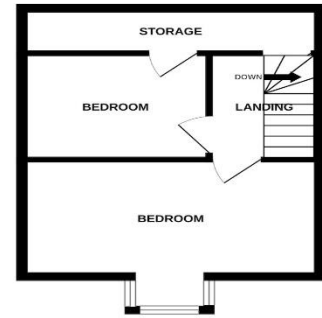
Window to rear.

OUTSIDE.

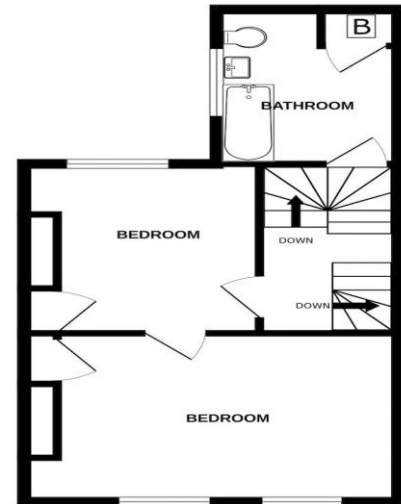
Larger than expected rear garden which has a gate to the service lane at the rear. The garden is currently overgrown.

COUNCIL TAX BAND: C

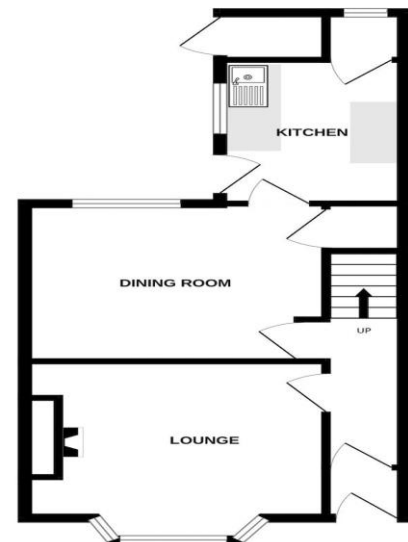
ENERGY RATING: E



1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



GROUND FLOOR
39.2 sq.m. (421 sq.ft.) 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.

Ref B0001814 Written by: R.C