

Wall Park Close, Brixham, TQ5 9UN



Enjoying simply stunning sea and harbour views, this **THREE BEDROOM DETACHED HOUSE** is located within walking distance of Brixham's town and harbour, with the added benefit of driveway parking and garage. The spacious lounge with sliding patio doors allows access to the full width balcony making the most of the views over the rooftops and out into Tor Bay. On the lower level is a modern kitchen / dining room with gloss white units, granite worktops with central island, double opening French doors accessing the back garden, as well as a separate utility room with W.C off. There are three spacious bedrooms, two with built in wardrobes, as well as a family bathroom with double ended bath and rainfall shower over. Outside is a well landscaped garden with patio area adjacent to the property ideal for a hot tub, central inset lawn and raised composite decking all benefitting from the sea views. To the front is a resin driveway allowing ample off road parking and a single garage. Internal viewing is highly recommended.

£660,000 Freehold

ENTRANCE HALL

Upvc front door with stained glass to both sides. Space for shoes and coats. Glazed door to rear garden and garage.

INNER HALL

Radiator. Loft hatch.

BEDROOM 1 11' 10" x 10' 10" (3.60m x 3.30m)

Window to front. Radiator. Built in wardrobes and dresser.

BEDROOM 2 10' 10" x 8' 10" (3.30m x 2.69m)

Window to front. Radiator. Built in wardrobes.

BEDROOM 3 8' 11" x 8' 10" (2.72m x 2.69m)

Window to side. Radiator. Currently used as home office.

BATHROOM 7' 9" x 5' 8" (2.36m x 1.73m)

Double ended bath with central taps, rainfall shower over and folding shower screen with tiled surround. Pedestal basin. Close coupled W.C. Heated towel rail. Tiled floor. Window to side.

LOUNGE 21' 1" narrowing to 14' 8" x 17' 4" (6.42m x 5.28m) Very spacious double aspect lounge with sliding patio doors enjoying superb harbour and sea views with access to Balcony. Central multi fuel fire with tiled hearth and surround. Two radiators. Stairs to lower level.

BALCONY

Simply outstanding sea and harbour views.

LOWER LEVEL

KITCHEN / DINING ROOM 21' 1" x 14' 7" (6.42m x 4.44m)

KITCHEN Gloss white shaker style wall and base units with granite worktops and splash backs. Inset stainless steel sink with worktop drainer. Double oven and grill. Space for washing machine, under counter fridge and under counter freezer. Central island with four ring gas hob with cooker hood over. Window to side.

DINING AREA Double opening French doors with access to the rear patio. Multi fuel burner with tiled surround and hearth. Radiator Large airing cupboard with hot water tank.

REAR PORCH

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

UTILITY ROOM 9' 1" x 5' 9" (2.77m x 1.75m)

Worktop with space under for washing machine, dishwasher, under counter fridge / freezer. Vaillant boiler. Radiator. Window to side.

W.C Close coupled W.C with wall hung basin.

OUTSIDE

BACK GARDEN Patio area adjacent to property enjoying sea views. Area for hot tub (could be included). Central lawn with border flower beds. Composite decking with brilliant sea views. Steps up to back door and garage.

FRONT GARDEN

Driveway parking finish with a resin surface. Garden landscaped with gravel creating a low maintenance area.

GARAGE 17' 3" x 8' 0" (5.25m x 2.44m)

Up and over door. Power and lighting. Pedestrian door and window to rear with sea views.

PROPERTY NOTES

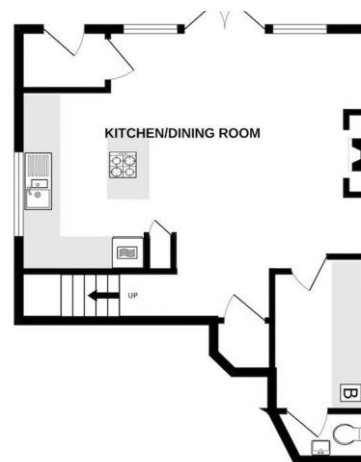
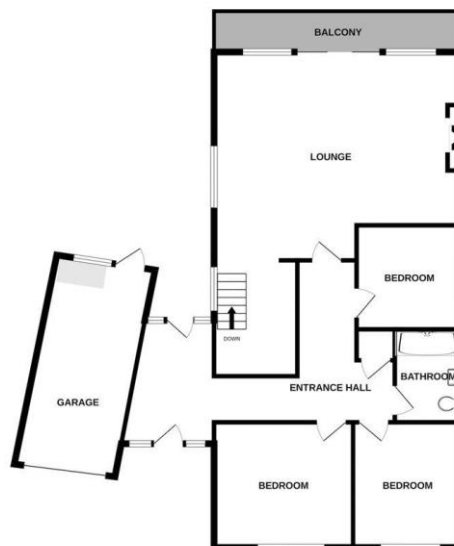
A new boiler was installed in Jan 2024.

SOLAR PANELS

The property benefits from solar panels which are on rent a roof scheme.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: E



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 C0005494 Written by: Bill Bye