

Wishings Road, Brixham, TQ5 9PB



Set above the road with **PARKING SPACE** for two cars, a traditional bay fronted **THREE BEDROOM SEMI DETACHED HOUSE**. The house enjoys an open aspect from the front, while hidden behind is a much longer than expected near level garden which borders the Wishings Field "village green". The house is presented for sale in a crisp modern internal style. The 23' long lounge/dining room is a particular feature, which in turn opens to a full width southerly facing conservatory running across the full width of the house. The kitchen has recently been refitted. Upstairs are three bedrooms and the house bathroom. There is gas central heating and double glazing. To the front is very useful parking area at road level with space for two cars. A drive to the side of the house leads to a single garage. The South West Coast Path runs nearby with its associated sea views. The town centre and waterfront are about one and a half miles away to which the local bus runs. The property is offered for sale chain free.

£269,950 Freehold

GROUND FLOOR

ENTRANCE LOBBY. Double glazed front door.
Stairs to first floor.

LOUNGE/DINING ROOM 23' 7" x 12' 5" (7.18m x 3.78m) reducing to 7'9" Open aspect to the front.
Sliding patio door opens to:

CONSERVATORY 13' 7" x 9' 7" (4.14m x 2.92m) running across the full width of the house with a southerly aspect. Double glazed door and windows open onto and overlook the garden. Door to side.

KITCHEN 8' 10" x 7' 4" (2.69m x 2.23m) Fitted with a range of gloss white faced wall and base units and complimenting work tops. Part tiled walls. Stainless steel sink. Fitted induction hob with electric oven under. Space for fridge. Built in store cupboard housing gas boiler. Door to conservatory.

FIRST FLOOR

LANDING. Loft hatch.

BEDROOM 1 14' 10" x 9' 6" (4.52m x 2.89m) Open aspect to the front.

BEDROOM 2 8' 10" x 7' 9" (2.69m x 2.36m) plus depth of fitted wardrobes. Built in sliding door wardrobe with storage over. Built in linen cupboard.

BEDROOM 3 8' 6" x 6' 0" (2.59m x 1.83m) Open aspect to the front.

BATHROOM/W.C. 5' 10" x 5' 3" (1.78m x 1.60m) White suite of panelled bath with electric shower over, pedestal basin and close coupled W.C. Radiator/towel rail. Ceramic wall tiling.

OUTSIDE

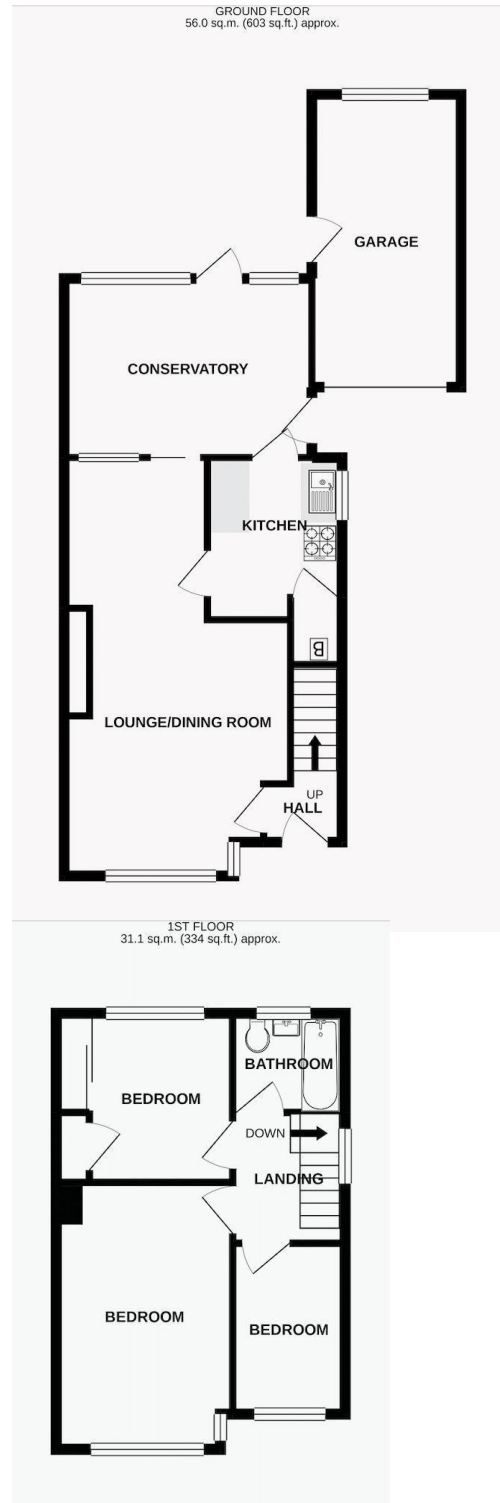
PARKING SPACE at road level for two cars.
Driveway to side of the house leads to:

GARAGE 16' 2" x 8' 6" (4.92m x 2.59m) Up and over door and side door to the garden.

GARDEN. Steps at the front lead up to the house flanked by various shrubs and planting. Long virtually level garden to the rear of the house. Patio area adjacent to the house. Lawn with central path.

COUNCIL TAX RATING C

EPC 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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