

## Home Close, Brixham, TQ5 9JZ



A traditional, but remodelled, **THREE BEDROOM TERRACED HOUSE** of character with off road **PARKING** to the front. The house retains a wealth of its original character including many original doors and joinery features, but has been given a new twist. In recent times the lounge, has been re-positioned into the upstairs front room to better enjoy the open aspect with stairs rising to the loft studio/bedroom above. This in turn gives scope for the original ground floor lounge to be used as a bedroom with the dining room, kitchen and cloakroom completing the ground floor accommodation. There is a further bedroom and the generous size bath and shower room on the first floor. There is gas fired central heating and double glazing. To the front of the house is a very handy parking area together with an area of garden which could be utilised to further extend the parking. At the back there is a sheltered courtyard. Home Close is a handy spot, adjacent to the peaceful St Mary's churchyard. The shops at St Mary's Square are just up the road. The local bus passes the end of the road, with the town centre and waterfront being just over a mile away. **NO CHAIN!**

**£250,000 Freehold**

## GROUND FLOOR

**ENTRANCE LOBBY.** Tiled floor. Opens to **ENTRANCE HALL.** Oak laminate flooring.

**GROUND FLOOR LOUNGE OR BEDROOM 11' 4" x 10' 3" (3.45m x 3.12m)** Part panelled. Fireplace recess with marble hearth and original cupboards to either side. Oak laminate flooring.

**DINING ROOM 11' 4" x 11' 0" (3.45m x 3.35m)** Under stairs cupboard. Stairs rise to first floor. Double doors open to courtyard. Oak laminate flooring.

**KITCHEN 10' 6" x 6' 9" (3.20m x 2.06m)** Fitted in a galley style with light wood grain effect faced wall and base units with granite effect work tops with tiling above. Stainless steel sink. Four ring gas hob with canopy over. Built in electric oven. Appliance spaces for washing machine, fridge, etc. Off:

**CLOAKROOM/W.C.** Hand basin and close coupled W.C. Wall mounted gas fired central heating boiler.

**FIRST FLOOR - LANDING** Clothes hanging space.

**FIRST FLOOR LOUNGE OR BEDROOM 11' 6" plus understairs recess x 10' 4" (3.50m x 3.15m)** Built in storage and display unit with cupboards and shelving. Fireplace with log burner. Twin original built in cupboards. Stairs rise to:

**TOP FLOOR LOFT STUDIO OR BEDROOM 13' 8" x 12' 2" (4.16m x 3.71m) (reducing to 6'7") floor dimensions part limited headroom** Feature banisters to stairwell. Velux loft window. Access to eaves storage space.

**BEDROOM 11' 2" x 8' 2" (3.40m x 2.49m)** Original cast fire grate. Twin built in cupboards.

**BATH AND SHOWER ROOM 11' 4" x 7' 0" (3.45m x 2.13m)** Large walk in tiled shower. Panelled bath. Wall hung basin and close coupled W.C. Heated towel rail. Part tiled walls.

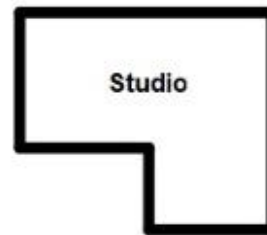
## OUTSIDE

**PARKING.** Off road parking space which could be further extended into the garden.

To the front of the house is a westerly facing **GARDEN** area with raised bed and timber decking. Two **SHEDS**. There is a sheltered decked **COURTYARD** to the rear with a gate onto the rear pedestrian access.

**COUNCIL TAX BAND B**

**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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