

## South Furzeham Road, Brixham, TQ5 8JD



Superbly presented throughout, this **THREE BEDROOM MID TERRACE HOUSE** is currently a very successful holiday let. The property is well positioned on South Furzeham Road, nestled on the hillside within walking distance of Furzeham Green and Brixham's picturesque town and harbour. South Furzeham Road provides unrestricted roadside parking. Internally the property is arranged across four floors. As you enter the property you are welcomed by a lounge with central fire place, as well as a good sized bedroom. On the much larger garden level floor can be found a well fitted, modern kitchen with underfloor heating, dining room and separate bathroom, as well as very useful store room. The kitchen allows access to the sunny South facing rear courtyard. A real feature of the property is the spacious, contemporary bathroom on the first floor, with double ended bath, bay window and underfloor heating, a spacious double room is also on this level. The top floor provides the third bedroom with dormer window enjoying a brilliant open view.

**£310,000 Freehold**

## GROUND FLOOR

### ENTRANCE LOBBY

Composite front door. Half glazed inner door with glazed panels to the side and above.

**LOUNGE 16' 5" x 10' 8" (5.00m x 3.25m) overall** Feature reproduction period fireplace with living flame fire and granite hearth flanked by cupboards and shelving to either side. Bay window to front. Radiator.

**THE SHOALSTONE BEDROOM 10' 0" x 9' 4" (3.05m x 2.84m)** Open aspect. Twin built in cupboards with shelving and hanging space above. Radiator.

## GARDEN LEVEL

### STORE ROOM 8' 9" x 8' 1" (2.66m x 2.46m)

Fitted worktop with space under for washing machine.

### DINING ROOM 15' 5" x 8' 9" (4.70m x 2.66m)

Tiled floor. Twin built in cupboards with shelving above. Under stairs cupboard. Radiator. Open to:

### KITCHEN 13' 0" x 7' 3" (3.96m x 2.21m)

Fitted in a galley style with white faced wall and base units, granite effect work tops complimented by subway style wall tiling. Inset enamel sink. Fitted five burner gas hob. Built in double oven. Space for fridge/freezer and dishwasher. Wall mounted gas boiler. Electric underfloor heating. Skylight. Door to garden.

### BATHROOM/W.C. 13' 2" x 4' 2" (4.01m x 1.27m)

Tiled floor. Panelled bath in tiled surround with shower and shower screen. Basin in gloss white vanity unit. W.C. with concealed cistern. Radiator.

## FIRST FLOOR

### LANDING

Hanging storage space.

**WILLIAM & MARY BEDROOM 9' 10" x 9' 4" (2.99m x 2.84m)** Built in cupboard. Open view. Radiator.

**FIRST FLOOR BATHROOM/W.C. 12' 5" into bay x 9' 5" (3.78m x 2.87m)** A strikingly appointed bathroom panelled to dado level. Stand alone bath with shower attached, pedestal basin and close coupled W.C. Heated towel rail. Electric underfloor heating. Built in cupboard. Bay window to front.

**TOP FLOOR LOFT BEDROOM 17' 5" x 9' 0" (5.30m x 2.74m) overall part limited headroom** Dormer window with a view over the town and a glimpse of the harbour. Electric underfloor heating.

## OUTSIDE

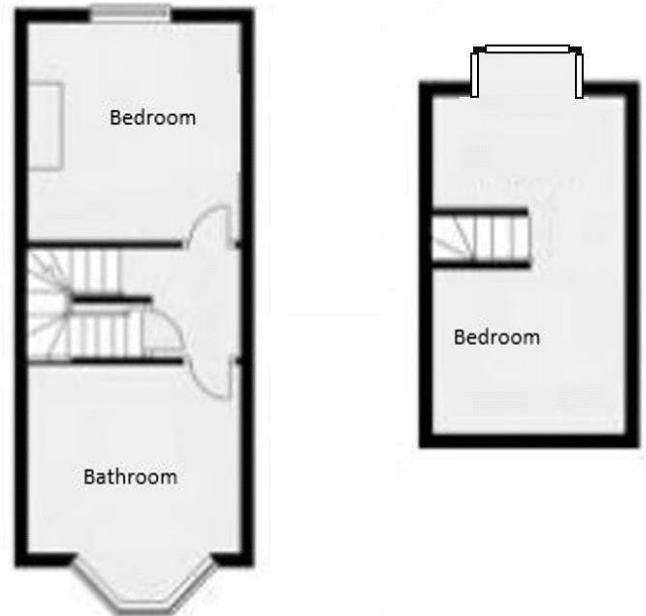
Pedestrian approach at road level. Southerly facing **REAR PATIO COURTYARD GARDEN** with paving and raised deck space.

## NOTE

The property is currently run as a very successful holiday letting business, accommodating up to 6 guests and 2 dogs. Any prospective buyer may wish to purchase the entire contents of the property if they wish to continue running it as a holiday let

**EPC RATING D**

**COUNCIL TAX BAND: C**



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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