

Milton Street, Brixham, TQ5 0AR



Don't be deceived by a roadside glance. A **TWO/THREE BEDROOM TERRACED HOUSE** extended with skill and imagination. Hidden from view is the substantial ground floor extension providing a super kitchen and living space with bi-fold doors blurring the boundary between the house and the garden. The ground floor is completed by a snug style front room, equally suited for use as a third bedroom, plus a handy cloakroom. The two main bedrooms and the house bathroom are upstairs. There is gas fired central heating and double glazing. Unexpected is the long rear garden which extends to the gardens of the bungalows in Maple Close behind. The garden is laid for easy maintenance and enjoys a good degree of summer sunshine. The local Brixham to Kingswear bus service stops virtually outside. The town centre and waterfront are less than two miles away, with easy access to the other Torbay towns via nearby Summer Lane.

£269,950 Freehold

GROUND FLOOR.

COVERED RECESSED ENTRANCE. Composite front door opens to:

HALL

SNUG ROOM OR GROUND FLOOR BEDROOM 3
11' 2" x 10' 1" (3.40m x 3.07m) Feature original style fireplace surround. Window to front.

EXTENDED LIVING ROOM AND KITCHEN **22' 0" x 15' 0" (6.70m x 4.57m) Overall maximum.** Full width bi-fold doors open onto the garden with twin Velux windows in the vaulted ceiling above flooding the room with natural light.

LIVING AREA - Feature fireplace with inset log burner.

KITCHEN AREA - Striking range of "Tatton Midnight" coloured kitchen units and island unit with inset induction hob. Subway style wall tiling. Marble style composite work tops with inset sink. Built in double oven. Integrated dishwasher and space for washing machine. Concealed gas fired boiler.

CLOAKROOM. Hand basin and close coupled W.C.

FIRST FLOOR - LANDING

BEDROOM 1 **14' 8" x 10' 0" (4.47m x 3.05m)**
Original style tiled fireplace surround. Built in cupboard. Window to front with an open aspect.

BEDROOM 2 **10' 6" x 7' 10" (3.20m x 2.39m) plus door recess** Open aspect.

BATH AND SHOWER ROOM **7' 6" x 7' 3" (2.28m x 2.21m)** Part tiled walls. Walk in tiled shower enclosure with twin shower heads. Panelled bath and basin in unit both with waterfall taps. Close coupled W.C. Heated towel rail.

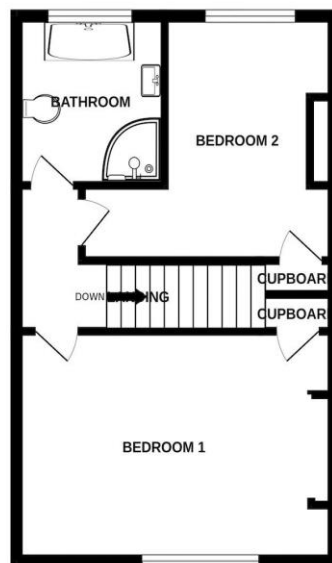
GARDEN. Long landscaped garden behind the house edged by stone walling and fencing. Concrete patio adjacent to the house. Two steps up to further terrace and raised bed. Astro turf level "lawn" with further space beyond. Gate providing pedestrian access via right of way over adjacent properties.

COUNCIL TAX BAND B

EPC C



1ST FLOOR
34.6 sq.m. (372 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 B0013130 Written by: Jonathan Bye