

## Summercourt Way, Brixham, TQ5 0DY



Super open views are enjoyed from this spacious and flexible **THREE BEDROOM DETACHED HOUSE**. The views are enjoyed from the front and rear aspect, taking in the countryside, town and St. Marys Church from the front and the sea and coastline across Torbay to Lyme Bay from the rear. The well presented, light and bright accommodation offers good size living room with feature log burner, generous size, modern kitchen/dining room with French doors opening to the garden along with a utility room, shower room/w.c. and three bedrooms, the principal bedroom has a good size en suite bathroom w.c. Outside are front and rear gardens, driveway parking and garage. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended. A bus service runs along Summercourt way to Brixham town center, the busy harbour and pretty marina. A local convenience store is located further down the road as well as at St. Marys Square.

**£398,000 Freehold**

## ENTRANCE LEVEL.

Double glazed entrance door opens to:

## ENTRANCE HALL.

Staircase to upper and lower floors. A light and airy entrance with double glazed window and additional roof window. Door to integral garage (see later) Door to:

**UTILITY ROOM. 4' 11" x 3' 5" (1.50m x 1.04m)** Wall mounted 'Alpha' boiler. Plumbing/space for washing machine and space for further white goods. Double glazed window.

## UPPER FLOOR.

Landing with built in linen cupboard. Doors to:

**LIVING ROOM. 18' 6" x 11' 11" (5.63m x 3.63m)** A super living room with wide double glazed window to front enjoying a pleasant outlook across to Southdown Hill and St Mary's church. Feature Log Burner. Further roof window. Radiator.

**PRINCIPLE BEDROOM 1. 12' 11" x 10' 8" (3.93m x 3.25m)** Double glazed window to rear with beautiful views over the town and the coastline of Torbay with Lyme Bay beyond. Radiator. Door to:

## EN SUITE BATHROOM/W.C.

A large en suite comprising shower-bath with central mixer tap and fitted overhead shower with hand held attachment. White vanity cupboard with inset washbasin, L.E.D. lit mirror over. Close coupled w.c. Attractive tiling. Heated towel rail. Double glazed window and additional roof window.

## LOWER LEVEL.

Under stairs storage cupboard. Radiator. Wood effect flooring.

**KITCHEN/DINING ROOM. 18' 6" x 8' 0" (5.63m x 2.44m) min.**

A good size kitchen/dining room fitted with modern two-tone kitchen units with various cupboards, drawer space and counter tops with inset acrylic sink and drainer. Built in electric double oven/grill and four burner gas hob with cooker hood over. Space for fridge/freezer. Double glazed window. Wood effect flooring continuing. The dining area has ample space for a table and chairs and wide double glazed French doors open to the rear garden. Radiator.

**BEDROOM 2. 10' 4" x 9' 1" (3.15m x 2.77m)**

Double glazed window to front. Radiator. Wood effect flooring.

**BEDROOM 3. 8' 7" + door recess x 9' 0" (2.61m x 2.74m)**

Double glazed window. Radiator. Wood effect flooring.

**SHOWER ROOM/W.C.** Comprising corner shower enclosure with fitted independent electric Triton shower. Close coupled w.c. and corner pedestal washbasin. Tiled surrounds and flooring. Heated towel rail. Fitted mirror. Extractor fan. Double glazed window.

**OUTSIDE.** Driveway to **ATTACHED GARAGE. 16' 5" x 8' 6" (5.00m x 2.59m)** Up and over door to front. Light and power points. Plumbing for washing machine. Door in to entrance hall.

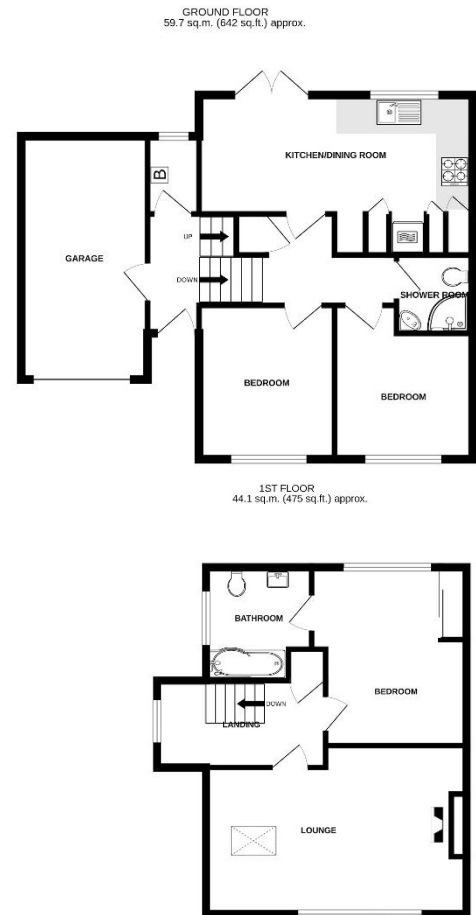
**FRONT GARDEN** - Laid to lawn with lovely views to fields and across to the sea. Pathway to side with pedestrian agate leads to:

**REAR GARDEN** - Beautiful open and sea views are also enjoyed from the larger than expected rear garden. There is a paved patio adjacent to the house with a curved wall feature, a pathway leads up to the lawn which has shaped, well stocked flower borders. There are also a few small specimen trees arranged throughout the garden including an olive tree. Raised vegetable planters to the side of the garden give ample room to 'grown your own'. Storage shed to side. Exterior electrical point. Water Tap.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

**BROADBAND AND MOBILE.** The Ofcom website indicates that Standard and super fast broadband is available in this area and mobile coverage is generally good, please check with your provider.



## 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.