

Composite entrance door opens to:

ENTRANCE HALL

Cloaks cupboard. Access to integral garage (see later.)
Fifteen pane glazed door to:

GALLERIED HALLWAY.

With stairs down to the bedroom accommodation and stairs up to the living area.
Access to loft space.

CLOAKS/W.C.

Concealed flush W.C. Fitted cabinet with inset washbasin with mixer tap and fitted mirror over. Tiled walls. Heated towel rail. Double glazed window.

SITTING/DINING ROOM. 11' 11" x 12' 5" (3.63m x 3.78m)

Currently used as a second sitting room. Double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM. 13' 8" + recess x 10' 10" (4.16m x 3.30m)

A dual aspect room with stunning harbour and bay views. Excellent range of smart white wall and base cupboards with wood grain style working surfaces and inset one and a half bowl stainless steel sink and drainer. Integral appliances which include full size fridge/freezer and dishwasher. Built in steam oven with matching combination microwave/grill. Induction hob with extractor canopy over. Cupboard housing Vaillant boiler. Useful built in storage cupboard.

LOUNGE/DINING ROOM. 21' 2" x 19' 7" (6.45m x 5.96m) max overall (L-Shape Room)

A most comfortable room enjoying fabulous views across the inner and outer harbour, sea and town. Wall mounted modern log effect electric fire. There are two double glazed sliding patio doors opening on to the large 21ft wide **BALCONY** a beautiful spot to sit and take in the views!

LOWER FLOOR. Hallway with under stairs cupboard. Doors to:

PRINCIPAL BEDROOM. 13' 0" x 9' 9" + depth of wardrobes (3.96m x 2.97m)

Sea and harbour views. Full height fitted wardrobes to one wall. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising large corner shower enclosure with rainfall head and shower attachment. Modern white bathroom unit with concealed flush W.C. and inset wash basin. Attractive tiled walls and flooring. Heated towel rail. L.E.D. lit mirror above. Double size linen cupboard. Double glazed window.

BEDROOM 2. 11' 11" x 11' 10" (3.63m x 3.60m)

Double glazed window again enjoying views to the harbour, sea and coastline. Fitted wardrobes.

BEDROOM 3. 10' 10" x 13' 7" (3.30m x 4.14m)

Double glazed window. Built in wardrobes.



BEDROOM 4. 9' 6" x 8' 7" (2.89m x 2.61m) approx.

Currently used as a home office home with fitted office furniture. Double glazed patio door opening to the patio and rear garden.

FAMILY BATHROOM/W.C.

Comprising shower bath with central mixer tap and fitted shower over. White bathroom unit with concealed flush W.C. and inset washbasin with mixer tap, mirror and shaver point over. Heated towel rail. Extractor fan. Smart contemporary tiling to walls and floor.

OUTSIDE.

FRONT.

Brick paved driveway to front offering ample parking for 2/3 vehicles, leading to garage (see later). Pathway to one side of the house leading to the rear garden.

INTEGRAL GARAGE. 17' 10" x 11' 10" (5.43m x 3.60m)

A large garage with automatic roller door to front. Light and power points. Door to hallway. Utility area with plumbing/space for washing machine and space for tumble dryer and further white goods.

REAR GARDEN.

A beautiful garden which has been carefully landscaped and designed to enjoy the stunning views over Brixham. The interesting garden has many seating areas to choose from, a vine covered pergola decked area gives shade for 'Al Fresco' dining, the large patio terrace adjacent to the house enjoys a sunny aspect for sun lovers. There are two shaped lawns with well stocked flower borders and steps down lead to a herb garden and greenhouse. Further large timber decking seating area. Two garden sheds. An undercroft is accessed to the side of the house.

COUNCIL TAX BAND: G

ENERGY RATING: B

AGENTS NOTE.

The house benefits from owned **SOLAR PANELS**.

The Ofcom website indicates that Standard and super-fast broadband is available in this area and mobile coverage is good.

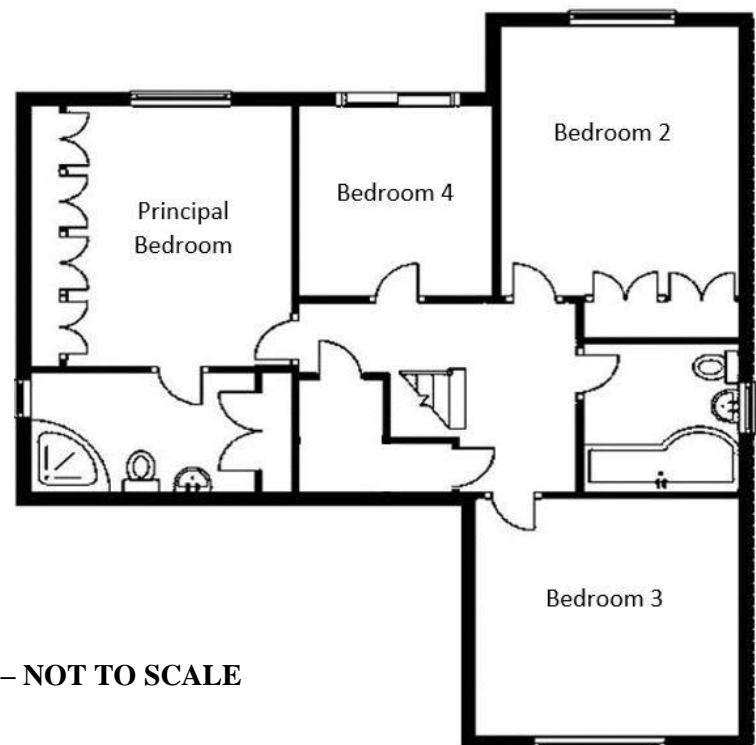


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0001866 Written by: R.C

Washbourne Close, Brixham, TQ5 9TG

First Floor



LAYOUT GUIDE ONLY – NOT TO SCALE



Located in a desirable and sought after location, this fabulous **FOUR BEDROOM DETACHED FAMILY SIZE HOME** enjoys **stunning 180 degree views**, which take in the inner harbour, bustling fish quay and outer harbour across to the Paignton and Torquay coastline. Brixham town centre and Marina are within walking distance, alternatively a bus service runs along Wall Park Road into the town centre. Berry Head Country Park is also easily reached along with the scenic coastal footpath.

The light and bright property enjoys a sunny aspect and offers a large modern kitchen/breakfast room and 'L' shaped lounge/dining room which has a 21ft x 7ft **BALCONY** leading off. There is also a separate sitting/dining room and cloaks/w.c. With four bedrooms (one en suite) on the lower floor and family bathroom/W.C, there is ample space on offer for a family or couple requiring extra space. Outside to the front an integral garage and driveway provides ample parking for 2/3 vehicles. The gardens are a real feature of the house, being part landscaped for ease of maintenance, yet enjoying beautiful views. Internal viewing is highly recommended to appreciate this super home. Offered for sale with **NO CHAIN**.

£875,000 Freehold