

## Brookdale Close, Brixham, TQ5 9JN



Centrally located within the town of Brixham, this **THREE BEDROOM HOUSE** is being offered for sale with **NO ONWARD CHAIN**. Driveway parking is found to the front of the property along with the integral garage, gated access leads you to a sunny patio terraced garden to the rear. Internally the property provides a spacious lounge / dining room, as well as modern matte grey kitchen with wood effect worktops, integrated oven and gas hob. There is a separate large utility area with access to the back garden, as well as handy downstairs W.C. On the first floor is a family bathroom with shower over bath along with three bedrooms, the principal room enjoying an open aspect, whilst the second bedroom has built in wardrobes. Brookdale Close itself is located roughly half a mile from Brixham's town and harbour, the Sainsbury Local shop is within walking distance on New Road.

**£240,000 Freehold**

## ENTRANCE HALL

Steps leading up from driveway. Upvc front door.

## W.C

Close coupled W.C. Wall hung basin. Radiator.

**LOUNGE / DINING ROOM 20' 5" x 11' 10" (6.22m x 3.60m)** Plus window area to front. Electric fireplace with stone effect surround and wooden mantle. Two radiators. Stairs to first floor. Window to rear.

## KITCHEN 9' 7" x 7' 6" (2.92m x 2.28m)

Modern matte grey kitchen with wood effect worktops and tiled splash backs. Stainless steel sink with drainer. Four ring gas hob with cooker hood over and electric oven under. Space for fridge freezer.

**UTILITY AREA 12' 8" x 7' 5" narrowing to 5'4" (3.86m x 2.26m)** Granite effect worktop with space under for washing machine. Large window to rear. Upvc door to rear garden.

## FIRST FLOOR - LANDING

High level window.

## BEDROOM 1 12' 7" x 10' 0" (3.83m x 3.05m)

Window to front and high level window to rear. Radiator.

## BEDROOM 2 9' 11" x 7' 6" (3.02m x 2.28m)

Window to rear. Built in wardrobes. Radiator.

## BEDROOM 3 9' 7" x 6' 3" (2.92m x 1.90m)

Window to rear. Radiator.

## BATHROOM 7' 8" x 7' 6" (2.34m x 2.28m)

Bath in tiled surround with shower over and glass screen. Basin on gloss white vanity unit with integrated W.C. Heated towel rail. Built in cupboard.

## OUTSIDE

### GARAGE 17' 1" x 7' 8" (5.20m x 2.34m)

Roller door. Power and lighting. Electric consumer unit. Gas meter. Ideal logic boiler.

### FRONT GARDEN

Driveway parking with further gravelled area to side. Path to front door and gated access to rear.

### BACK GARDEN

Arranged across multiple terraces. Large terrace landscaped to create a sunny patio area with raised bed to rear. Gated access to front.

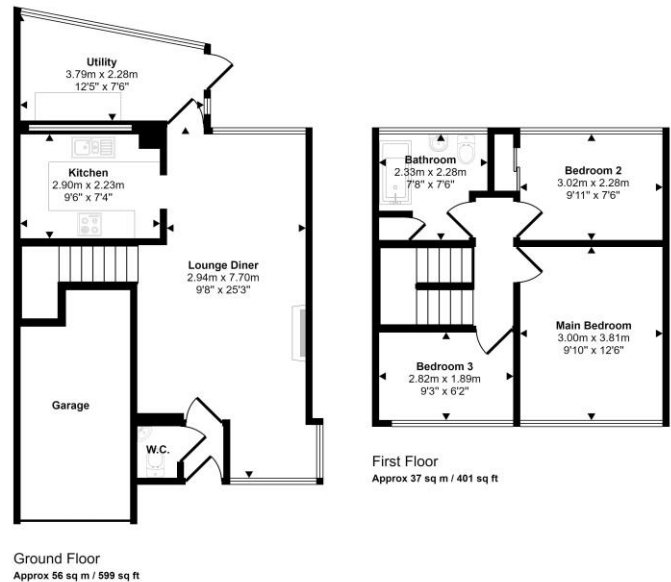
## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: D

## AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

Approx Gross Internal Area  
93 sq m / 1001 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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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