

## Northfields Lane, Brixham, TQ5 8RJ



This three bedroom **TERRACE HOUSE** boasts good sized rooms which would be ideal for a growing family. Upon entering you are met with a spacious porch which in turn leads to the good size lounge and inner hallway with access to the generous kitchen/dining room. Upstairs are three bedrooms, two with built in wardrobe cupboards and a family bathroom.

There is parking for two cars at the front of the house and the enclosed rear garden is landscaped for ease of maintenance. This house is in a row of similar properties which has the benefit of having their own communal garden at the rear which is regularly maintained, as well as their own private garden space.

Gas fired central heating is installed along with double glazing. Internal viewing is recommended.

Northfields Lane stands approximately one mile from the town centre and harbour with Battery Gardens only a short walk away and the bus stop is close-by. Local shops are just around the corner at Pillar Avenue and there is a sub post office at Cambridge Road.

### Offers in Excess of £250,000 Freehold

### ENTRANCE PORCH.

Double glazed entrance door and window to side. Cupboard housing gas and electric meters. Inner door to:

### LOUNGE. 16' 1" x 10' 11" (4.90m x 3.32m)

Double glazed window to front. Radiator. Fire surround with fitted electric fire, fitted display shelving to walls both sides. Half glazed door to:

### INNER HALLWAY.

Open tread staircase with under stairs cupboard. Double glazed door to the rear garden.

### KITCHEN/DINING ROOM. 15' 8" x 10' 0" (4.77m x 3.05m)

Range of fitted beech style wall and base cupboards. Roll edge working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Spaces for fridge/freezer, washing machine etc. Built in electric cooker with four burner gas hob and cooker hood over. Tiled surrounds. Pantry cupboard. Ample space for family size table and chairs. Double glazed window to rear.

### FIRST FLOOR.

Landing with loft access hatch and cupboard housing 'Ideal' boiler, Doors to;

### BEDROOM 1. 14' 0" x 8' 11" (4.26m x 2.72m)

Double glazed window to front, Radiator. Built in wardrobe/cupboard.

### BEDROOM 2. 10' 0" x 8' 11" (3.05m x 2.72m)

Double glazed window to rear. Radiator. Built in wardrobe/cupboard.

### BEDROOM 3. 9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to front. Radiator.

### BATHROOM/W.C.

Comprising white suite of panelled bath with independent Mira electric shower over. Pedestal wash basin and low level W.C. Heated towel rail. Double glazed window.

### OUTSIDE.

**FRONT** To the front of the house there is brick paved parking area for two cars.

### REAR GARDEN

Enclosed and landscaped rear garden with gate to rear access. Garden Shed. Water Tap.

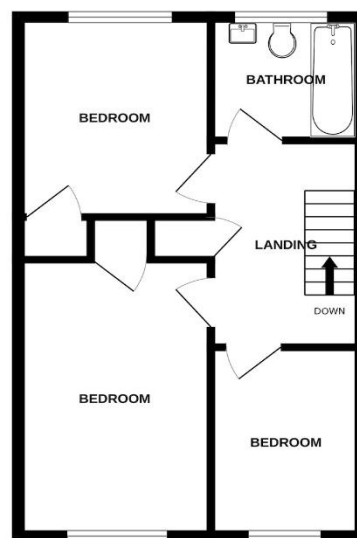
### ENERGY RATING: C

### COUNCIL TAX BAND: B

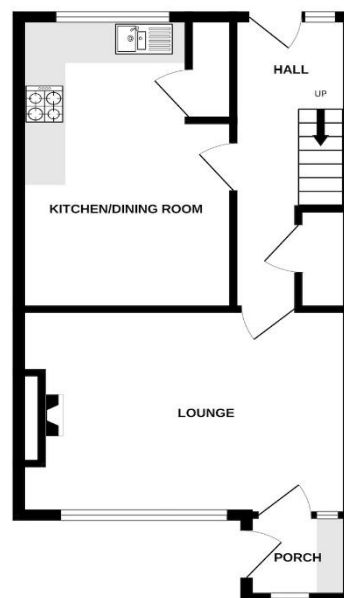
### BROADBAND AND MOBILE COVERAGE

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage.

1ST FLOOR  
38.4 sq.m. (413 sq.ft.) approx.



GROUND FLOOR  
40.2 sq.m. (432 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 B0001878 Written by: R.C