

## Ocean View Drive, Brixham, TQ5 0BA



Available with no upward chain a neatly presented **THREE BEDROOM LINKED HOUSE WITH GARAGE** located towards the rural edge of the port of Brixham. The house has recently been redecorated throughout with new carpets fitted. It offers a comfortable home with a 16' long kitchen/dining room complemented by a similar size lounge with patio door opening onto the garden on the ground floor. Upstairs are three good size bedrooms plus the fully tiled house bathroom. The garage at road level has a parking space in front plus a large storage space beneath. The enclosed rear garden has a generous size deck and easily maintained stone chippings. There is gas central heating and double glazing. The local Brixham to Kingswear (for Dartmouth) bus stops at the end of the road. The town centre and water front are about two miles away. The other Torbay towns are easily accessed via nearby Hillhead.

**£230,000 Freehold**

## GROUND FLOOR

**ENTRANCE PORCH.** Double glazed front door.

Inner door to:

**KITCHEN/DINING ROOM 16' 7" x 10' 4" (5.05m x 3.15m)** Fitted with a range of teak effect faced wall and base units with granite effect work tops and wall tiling above. Inset oval sink. Kenwood range style cooker with canopy over. Fitted dishwasher. Walk in under stairs cupboard with plumbing for washing machine. Further built in cupboard.

**LOUNGE 16' 7" x 11' 10" (5.05m x 3.60m)** Patio door opens onto the garden. Fitted living flame fire and surround.

## FIRST FLOOR

**LANDING.** Loft hatch.

**BEDROOM 1 10' 8" x 10' 5" (3.25m x 3.17m)** Built in wardrobe and linen cupboard..

**BEDROOM 2 12' 2" x 9' 0" (3.71m x 2.74m)** Rural aspect. Built in cupboard housing gas central heating boiler.

**BEDROOM 3 9' 2" x 7' 6" (2.79m x 2.28m)**

**BATHROOM/W.C. 7' 7" x 6' 0" (2.31m x 1.83m)** Tiled walls and panelled ceiling. Panelled bath with shower and shower screen. Pedestal basin and close coupled W.C. Heated towel rail.

## OUTSIDE

**GARAGE 15' 7" x 8' 4" (4.75m x 2.54m)** Up and over door. **PARKING SPACE IN FRONT.**

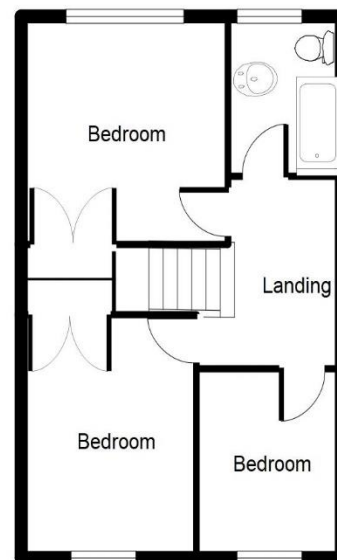
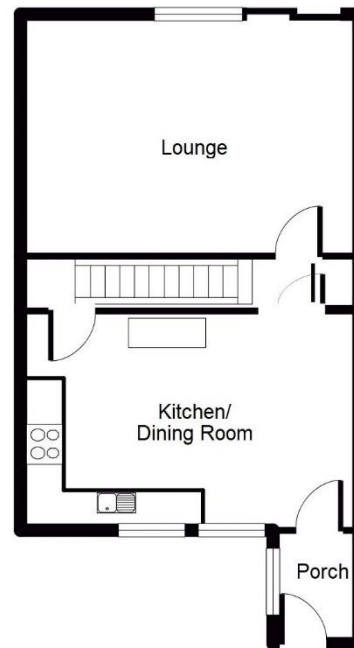
## LARGE UNDER GARAGE STORE

**GARDEN.** Steps lead down from the road, flanked by terraced garden areas, to **FRONT COURTYARD GARDEN.** The **REAR GARDEN** is enclosed by fencing. Timber deck adjacent to the house with steps down to paving and stone chippings.

## COUNCIL TAX BAND C

## EPC RATING D

**MOBILE AND BROADBAND** The Ofcom website indicates that there is ultrafast broadband available but limited mobile coverage in this area.



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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