

Alma Road, Brixham, TQ5 8QR



With open views across the neighbouring allotments, this **THREE BEDROOM DETACHED HOUSE** is located on a spacious plot within walking distance of Furzeham Green and the beautiful Fishcombe Cove, with Brixham's town and harbour roughly half a mile away. Internally the property provides a welcoming entrance hall with W.C off, spacious lounge with sliding patio doors to the rear garden, as well as a dining area with access to the fitted kitchen. On the first floor is a shower room with large walk in shower and three good sized rooms, all enjoying open views. To the rear is a full enclosed lawned garden with mature Devon bank, single garage with power and lighting and driveway parking.

£322,500 Freehold

ENTRANCE PORCH

Composite front door with space for shoes and coats. Service cupboard with gas and electric meter.

W.C

Close coupled W.C. Wall hung corner basin. Window to side. Space for washing machine.

DINING ROOM 11' 4" x 10' 2" (3.45m x 3.10m)

Window to front. Stairs leading to first floor. Radiator. Space for dining table and chairs. Door to:

KITCHEN 11' 9" x 8' 1" at largest (3.58m x 2.46m)

Wooden wall and base units with stone effect worktops. Stainless steel sink with drainer. Electric ceramic hob. Built in double oven with grill. Space for under counter fridge. Wall mounted gas boiler. Cupboard under stairs housing large freezer. Window to rear.

LOUNGE 19' 5" x 11' 3" (5.91m x 3.43m)

Spacious double aspect room with window to front and sliding patio doors to rear. Central electric fire with stone effect surround. Radiator.

FIRST FLOOR - LANDING

Loft hatch. Cupboard over stairs.

SHOWER ROOM 6' 8" x 5' 4" (2.03m x 1.62m)

Walk in shower cubicle with Mira electric shower and panelled surround. Basin on gloss white vanity unit. Close coupled W.C. Window. Radiator.

BEDROOM 1 12' 2" x 8' 7" (3.71m x 2.61m)

Window to front. Radiator.

BEDROOM 2 11' 6" x 9' 8" (3.50m x 2.94m)

Built in wardrobes. Window to front with open views across the allotments. Radiator.

BEDROOM 3 9' 3" x 8' 3" (2.82m x 2.51m)

Window to rear. Radiator. Open views.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with feature Palm tree. Gated access to rear garden. Driveway parking.

BACK GARDEN

Fully enclosed garden with central lawn enjoying a sunny aspect. Devon bank to one side. Decked area to rear of garage. Gated access to driveway and front garden. Pedestrian door to garage. Large garden shed to side of property with power and lighting.

GARAGE 17' 3" x 8' 4" (5.25m x 2.54m)

Electric roller door. Power and lighting. Mezzanine storage level.

AGENTS NOTES

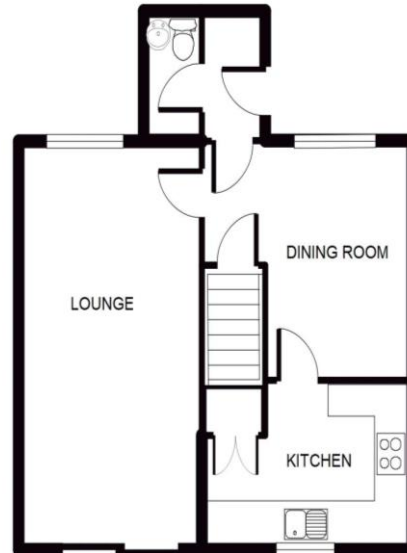
We are informed the property had replacement windows and doors fitted in 2023. A new boiler was installed in 2022. The white goods can be included within the sale if required.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

BROADBAND AND MOBILE

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.



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 B001882 Written by: Bill Bye