

## Hillside Road, Brixham, TQ5 9JE



Offering lots of potential and **NO CHAIN**, this **TWO BEDROOM SEMI DETACHED HOUSE** is a great blank canvas for a new owner to put their stamp on. The property is conveniently located within walking distance of Brixham town centre, the harbour and marina. Local amenities and schools are also within easy reach.

The house sits in an elevated position enjoying an open outlook over towards St. Mary's with Southdown Hill beyond.

There is a spacious entrance hall leading to a dual aspect lounge and the kitchen which has access to the rear garden. The first floor has two double bedrooms and bathroom/w.c. Gas fired central heating is installed along with double glazing.

Outside there is a good size front garden and enclosed rear garden. Internal viewing is recommended.

### £220,000 Freehold

Double glazed entrance door to:

### ENTRANCE HALL.

A spacious entrance hallway with staircase to the first floor and under stairs cupboard. Double glazed window to front enjoying an open outlook towards St. Mary's church and beyond. Doors to:

### LOUNGE. 14' 11" x 10' 6" (4.54m x 3.20m) max.

Double glazed window to front and rear aspect, the front enjoying an outlook again towards St. Mary's and beyond. Fire surround with freestanding electric fire. Recess to one side of the fireplace with display shelving. Radiator.

### KITCHEN. 9' 1" x 11' 0" (2.77m x 3.35m) max.

Fitted triple base cupboards and double wall cupboard over. Sink unit with inset stainless-steel sink and drainer. Further drawer unit. Plumbing for washing machine/dishwasher. Pantry cupboard again with plumbing for washing machine. Wall mounted 'Isar' boiler. Two double glazed windows and door to the rear garden.

### FIRST FLOOR

### BEDROOM 1. 15' 9" x 10' 6" (4.80m x 3.20m)

Double glazed window to front with super outlook as mentioned. Feature period tiled fireplace. Radiator. Built in wardrobe cupboard.

### BEDROOM 2. 11' 9" x 8' 0" (3.58m x 2.44m)

Double glazed window to rear. Radiator. Feature period tiled fireplace.

### BATHROOM/W.C.

Comprising white suite of panelled bath, pedestal wash basin and low level W.C. Tiled surrounds. Radiator. Double glazed window.

### OUTSIDE.

The **FRONT GARDEN** is mainly laid to lawn with footpath leading around the side of the house to the enclosed rear garden.

### REAR GARDEN.

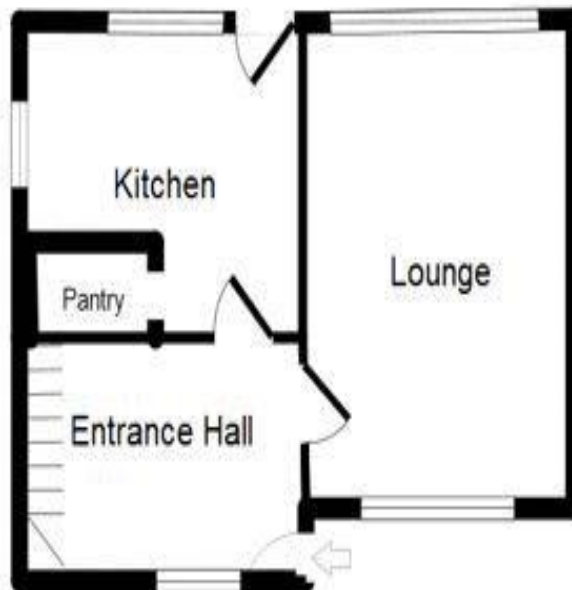
Elevated and enclosed rear garden with raised lawn and **GARDEN SHED**.

**ENERGY RATING: D**

**COUNCIL TAX BAND: C**

### BROADBAND AND MOBILE INFO.

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



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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