

Mudstone Lane, Brixham, TQ5 9EQ



Positioned on the sought after Mudstone Lane, only a few steps away from the famous South West Coastal Path, this beautifully presented **THREE BEDROOM HOUSE** offers a wealth of space with a real quality feel. On the ground floor is the most spacious lounge with bay window, double opening French doors, as well as two fireplaces. A kitchen / dining room is home to modern gloss units complete with high quality fitted appliances, ample space for dining table with chairs and double opening French doors lead to the back garden. There is also an under stairs W.C and a downstairs bedroom / dining room which would lend itself well as a home office. On the first floor is a stunning bathroom with freestanding roll top bath, as well as separate shower and two very spacious bedrooms, the principal enjoys sea glimpses through the trees. The property is set in beautiful surrounding gardens, to the front is a gravel driveway, central lawn and mature surrounding planting, whilst to the rear is an exquisite private and tranquil garden enjoying the afternoon and evening sunshine complete with covered patio area adjacent to the property.

£695,000 Freehold

ENTRANCE HALL

Covered canopy with contemporary style front door. Under stairs cupboard. Stairs to first floor. Radiator.

UNDER STAIRS W.C

Close coupled W.C. Pedestal basin.

LOUNGE

Incredibly spacious double aspect lounge with bay window and double opening French doors to front, as well as window to side. Two fireplaces one with log burner style gas fire with slate hearth, the other with period cast iron fire and ornate tiled surround.

KITCHEN / DINING ROOM

Double aspect room with window to side and double opening French doors to veranda and back garden. Modern handleless gloss units with Corian worktops and upstands. One and a quarter bowl stainless steel sink with drainer. 5 ring Bosch gas hob with glass splashback and cooker hood over. Integrated Bosch oven with integrated Bosch microwave above. Integrated dishwasher, washing machine and fridge freezer. Ample space for dining table and chairs. Radiator.

BEDROOM 3 / DINING ROOM

Double opening French doors to back garden. Radiator.

LANDING

Bright and spacious landing. Radiator. Loft hatch.

BATHROOM

Freestanding cast iron roll top bath. Separate shower cubicle with rainfall shower head. Close coupled W.C. Pedestal basin. Electric underfloor heating. Electric towel rail. Storage cupboard. Window to rear.

BEDROOM 1

Very spacious room. Window to front sea glimpses between the trees. Radiator.

BEDROOM 2

Spacious double room. Window to rear. Radiator.

OUTSIDE

FRONT GARDEN

Gravel driveway parking. Central lawn with mature surrounding planting. Pathway leading around to front door. Gated access to rear.

GARAGE 13' 11" x 7' 6" (4.24m x 2.28m)

Double opening doors to front. Internally insulated. Power and lighting. Pedestrian door to rear. Baxi combi boiler. Electrical consumer unit.

BACK GARDEN

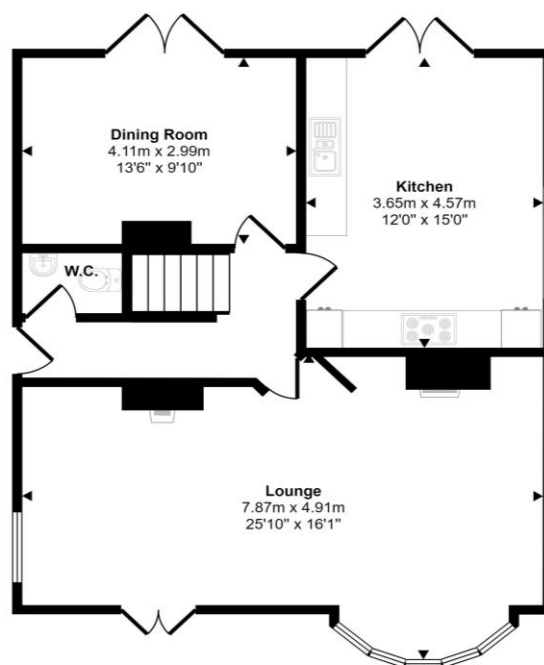
Large garden with central lawn and Apple tree. Border flower beds and hedging. Potting shed. Covered patio area adjacent to the property enjoying the afternoon / evening sunshine. Gated access to both sides.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES:

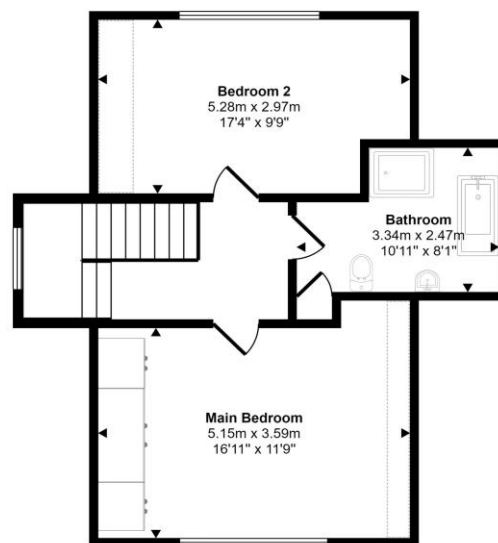
The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Ground Floor
Approx 71 sq m / 761 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 53 sq m / 568 sq ft

Denotes head height below 1.5m

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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 B001900 Written by: Bill Bye