

GROUND FLOOR. Composite entrance door to:

ENTRANCE VESTIBULE.

Attractive tiled flooring and courtesy light. Half glazed inner door to:

ENTRANCE HALLWAY. Strip wood flooring. Anthracite traditional style radiator. Staircase to the first floor with under stairs cupboard. Cloaks cupboard.

LOUNGE/DINING ROOM. 25' 5" in to bay x 12' 2" (7.74m x 3.71m) max.

LOUNGE AREA. Double glazed bay window to front with window seat. Stripped wood flooring continuing. Anthracite traditional style radiator. Recessed fireplace with fitted log burner and hearth. Cupboards with display shelving to both sides. Wide opening to:

DINING AREA. Fireplace recess with built in cupboards to both sides. Stripped wood floor.

KITCHEN/BREAKFAST ROOM ('L' SHAPED).

14' 2" x 9' 1" (4.31m x 2.77m) max x 7' 1" x 12' 10" (2.16m x 3.91m)
The soft seating area has ample room for table and chairs. Anthracite traditional style radiator. French doors open to the rear garden area and parking beyond. The kitchen is fitted with a range of white faced wall and base cupboards with black working surfaces and inset stainless steel sink and drainer. Space/plumbing for washing machine and fridge. 'Beko' electric Range style cooker. Double glazed window to rear.

UTILITY ROOM/W.C. 5' 10" x 7' 4" (1.78m x 2.23m) max plus door recess.

Double base cupboard with worktop and inset stainless steel sink. Close coupled W.C. Worktop with plumbing/space below for washing machine and tumble dryer. Wall cupboard over. Fitted shelving. High level double glazed window. Extractor fan.

FIRST FLOOR. Split landing

BEDROOM 1. 14' 4" x 13' 8" (4.37m x 4.16m) max

Double glazed window to front. Period style fireplace (sealed) with built in wardrobes to both sides. Anthracite traditional style radiator. Door to:

WALK IN WARDROBE. 12' 2" x 4' 3" (3.71m x 1.29m) max.

Fitted shelving and various hanging rails.

BEDROOM 2. 9' 9" x 11' 4" (2.97m x 3.45m) max.

Double glazed window to rear. Ornate fireplace (sealed) with wardrobes to both sides. Anthracite traditional style radiator.

FAMILY BATHROOM/W.C.

Comprising double ended bath with central mixer tap and fitted overhead shower with screen to side. Concealed flush W.C. Two drawer curved vanity unit with display shelving and wide L.E.D. mirror over. Tiled surrounds. Storage cupboard. Airing cupboard with shelving and 'Baxi' boiler. Double glazed window. Extractor fan.



SHOWER ROOM/W.C.

Comprising walk in shower enclosure with obscure glazed entry door. Concealed flush W.C. Two drawer vanity unit with inset washbasin having fitted mirror and shaver point over. Tiled walls. Heated towel rail. Double glazed window.

SECOND FLOOR.

Half landing with double glazed window and sea peep. Access to roof storage area. Radiator. Doors to:

BEDROOM 3. 11' 0" x 9' 10" (3.35m x 2.99m) max.

Double glazed window to rear with sea views. Bespoke built in wardrobe/storage cupboards. Fitted High level work station. Radiator.

BEDROOM 4. 11' 7" x 9' 7" (3.53m x 2.92m) max.

Double glazed window to front. Recessed display shelving. Radiator.

BEDROOM 5. 12' 0" + recess x 7' 2" (3.65m x 2.18m) max.

Double glazed window to front. Radiator. Wardrobe recess with hanging rail and curtain.

OUTSIDE.

To the front of the house there is a very pretty landscaped garden arranged in a cottage style with well stocked flowerbeds and inset plants and shrubs. There are various seating areas and a feature summerhouse/shed and bin store. To the rear of the house there is parking for two small cars or one large, with access to an elevated sunny decked seating area with ample space for Al Fresco dining.

COUNCIL TAX BAND: TBC

ENERGY RATING: D

AGENTS NOTE: The Of Com website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage. All mains services are connected to the property.



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 B0001908 Written by: R.C

**Victoria Place, Higher Furzesham Road,
Brixham, TQ5 8QX**

GROUND FLOOR
64.7 sq.m. (697 sq.ft.) approx.

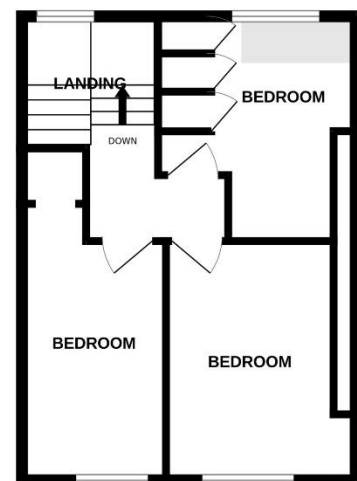
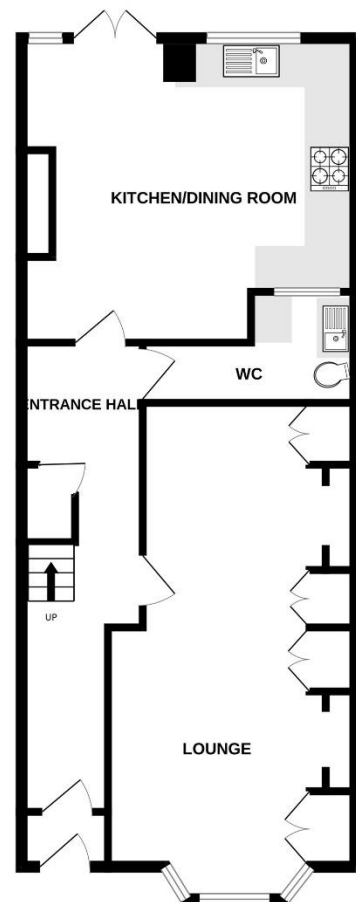
1ST FLOOR
51.4 sq.m. (554 sq.ft.) approx.

2ND FLOOR
35.9 sq.m. (386 sq.ft.) approx.

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TOTAL FLOOR AREA: 152.0 sq.m. (1636 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAYOUT GUIDE ONLY – NOT TO SCALE



A beautifully presented, **FIVE BEDROOM EDWARDIAN HOME** which whilst retaining its charm and character of the era, offers a superb, modern, flexible home. On entering the gorgeous front garden of this lovely home, you realise its something special, the pretty cottage style, part landscaped garden leads to the house, named very aptly "Happy Place".

Accommodation is laid out over three floors and enjoys some sea views from the top floor, there is parking to the rear and a low maintenance rear garden, ideal for sitting and relaxing or Al Fresco dining. The ground floor offers generous, open plan lounge/dining room with fitted log burner, and good size kitchen/breakfast/family room to the rear, along with a utility room/w.c. The first and second floors boast five double bedrooms, (principal bedroom with dressing room) and family bathroom/w.c., there is also a secondary shower room/w.c. Perfect for a family or holiday home/let. Internal viewing is highly recommended. **NO CHAIN**

Higher Furzesham Road is within walking distance of Brixham Town centre, the marina and bustling harbour. Battery Gardens and Fishcombe Cove with access to the coastal footpath are also within easy reach. Local shopping facilities are nearby at Pillar Avenue and Furzesham primary school is just down the road.

£499,950