

Wall Park Close, Brixham, TQ5 9UN



Designed to take full advantage of the lovely views, is this **FOUR BEDROOM DETACHED HOUSE** arranged in a reverse level layout. The views encompass the boats moored in the outer harbour and across Tor Bay to the coastline of Paignton and Torquay. On the entrance level is a very useful Cloakroom and a double size bedroom with en-suite shower room which makes useful guest accommodation. Upstairs the open plan lounge has picture windows from which to enjoy the view with a balcony off - an ideal space to have a bistro table and chairs and from where to watch the world go by. There is a bright dining area and a kitchen - both of which overlook the pretty garden. There are three further double size Bedrooms on this level together with an attractively presented shower room. The south facing rear garden is delightfully planted with a range of mature flowering shrubs. As you would expect, the house benefits from gas fired central heating and UPVC framed double glazing. Wall Park Close is within walking distance of the harbourside and town centre.

£540,000 Freehold

ENTRANCE LEVEL. UPVC framed double glazed entrance door, with matching side panel, opening to ...

SPACIOUS ENTRANCE HALL. Radiator. Stairs to first floor. Door to integral garage.

BEDROOM 4 13' 8" x 8' 11" (4.16m x 2.72m). A bright and sunny double size room, ideal as a guest bedroom. Two windows overlooking rear garden. Radiator. Door to ...

EN-SUITE SHOWER ROOM. Tiled shower cubicle with electric shower. Low flush W.C. and pedestal washbasin. Radiator. Window.

CLOAKROOM. White low flush W.C. and washbasin. Window. Radiator.

FIRST FLOOR HALLWAY. Shelved linen cupboard. Access hatch to loft void.

BRIGHT LOUNGE AREA 17' 5" x 16' 11" (5.30m x 5.15m). A light filled room with large patio windows across one wall enjoying the delightful sea views. Display open shelving with reeded glass. Pale wood effect fireplace with marble effect hearth and fitted with coal effect electric fire. Double radiator. **BALCONY** 17'5 x 3'5 with wrought iron railing. Ideal space for a bistro table and chairs. Open through to ...

DINING AREA 9' 4" x 7' 6" (2.84m x 2.28m). Sliding patio doors opening onto rear garden and window to side. Open through to ...

KITCHEN AREA 8' 11" x 8' 7" (2.72m x 2.61m). Dark oak effect wall and base units with marble effect working surfaces. Inset one-and-a-half bowl sink unit. Space for washing machine. Inset 'Creda' electric hob with cooker hood over. Built-in 'Logic' electric oven. Two tall cupboards - one with space for fridge/freezer. Tiled walls. Window overlooking rear garden.

BEDROOM 1 12' 6" including depth of wardrobes x 10' 0" (3.81m x 3.05m). Lovely sea views across Tor Bay. Built-in range of three double door wardrobes, matching bed-side cabinets. Radiator.

BEDROOM 2 11' 9" x 9' 6" (3.58m x 2.89m). Sliding patio doors opening onto rear garden. Radiator.

BEDROOM 3 9' 1" x 8' 10" (2.77m x 2.69m). Window overlooking rear garden. Range of light wood and cream faced wardrobes, chest of drawers and dressing table. Radiator.

SHOWER ROOM 7' 7" x 5' 6" (2.31m x 1.68m) Good size shower cubicle with electric shower. Vanity unit with washbasin and mirrored medicine cabinet over. Low flush W.C. Window with opaque glass. Chrome towel rail/radiator. Large pale grey marble effect wall tiling.

OUTSIDE - FRONT GARDEN. Lawn area with mature shrubs. Wide paved driveway leading to ...

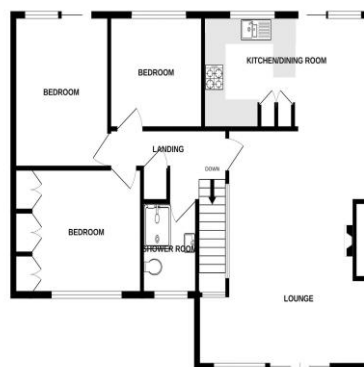
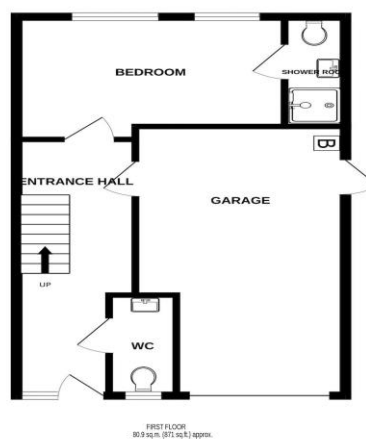
INTEGRAL GARAGE 19' 3" x 11' 2" (5.86m x 3.40m) Remote controlled roller door. Side personal door. Power and light. Worcester gas fired central heating boiler.

DELIGHTFUL SOUTH FACING REAR GARDEN with brick paved patio area. Lawn area with pretty flowering mature shrubs surrounding. Access at either side of property to front.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE BAND: D

GENERAL NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric and 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.

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