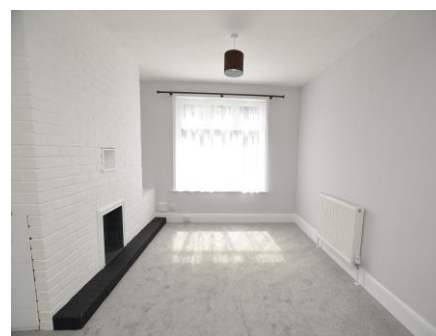


Milton Street, Brixham, TQ5 0AR



Neat as a new pin, this very well presented, **THREE DOUBLE BEDROOM HOUSE** offers light and bright accommodation over three floors, and benefits from a larger than expected rear garden and pleasant open outlook to the front and rear. For sale with **NO UPWARD CHAIN**.

On entering this super home an open plan hallway greets you, there is a useful lobby area ideal for a computer/office desk and super, good size, fitted kitchen beyond. The lounge/dining room is double aspect with French doors leading out to the rear garden. The first floor has two double bedrooms, one having a fitted wardrobe and immaculate family bathroom/w.c. A third double bedroom has been added to the second floor with pleasant open views across Brixham. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended! Brixham town centre, harbour and waterfront are easily accessed either by bus which passes the door, walking or a short drive. Local shopping facilities are at near-by St. Mary's Square where there is a convenience store and sub post office.

£269,950 Freehold

GROUND FLOOR.

Double glazed entrance door opens to:

SPACIOUS ENTRANCE HALL/LOBBY.

A welcoming entrance with staircase to the first floor and under stairs cupboards and radiator. The hallway opens out to a useful open plan Lobby area (ideal for computer desk etc.) Archway to:

KITCHEN. 10' 6" x 8' 7" (3.20m x 2.61m)

Modern, white faced range of wall and base cupboards and wide pan drawers. Wood effect working surfaces and inset stainless steel sink and drainer. Built in 'Caple' under counter electric oven with matching four burner gas hob and cooker hood over. Spaces for washing machine, tumble dryer and fridge/freezer. Double glazed window to rear overlooking the garden and double glazed door for garden access.

LOUNGE/DINING ROOM. 19' 2" x 11' 0" (5.84m x 3.35m) max. (reducing in dining area)

Double glazed window to front in the lounge area. Feature painted brick faced chimney breast with fire and display recesses, display shelf to side. Two radiators. The dining area has ample room for a table and chairs and double glazed French doors leading out to the garden.

FIRST FLOOR LANDING. Double glazed window to front. Radiator. Doors to:

FRONT BEDROOM. 10' 11" x 9' 6" (3.32m x 2.89m) max. Double glazed window to front enjoying a pleasant outlook. Radiator.

REAR BEDROOM. 9' 4" x 7' 9" + depth of fitted wardrobes (2.84m x 2.36m)

Double glazed window to rear with an open outlook. Radiator. Fitted wardrobes and shelved cupboards, including wall mounted 'Main' combination boiler.

BATHROOM/W.C. Comprising white suite of panelled bath with mixer tap and shower screen to side. Fitted independent electric shower over. Pedestal wash basin and close coupled W.C. Radiator. Extractor fan. Double glazed window.

SECOND FLOOR BEDROOM. 16' 4" x 11' 8" (4.97m x 3.55m) overall inc staircase.

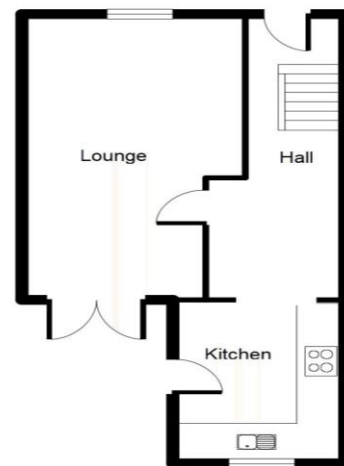
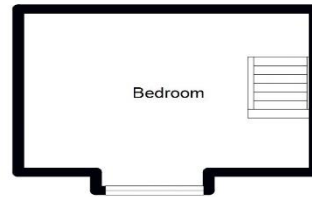
Double glazed window to rear enjoying open views across Brixham. Under eaves storage access doors. Radiator.

OUTSIDE. To the front are a few steps up from Milton Street to the front access door with balustrade at front.

REAR GARDEN. Larger than expected, enclosed rear garden which is mainly paved for ease of maintenance. Small lawned area. Inset shrubs. Rear access gate (over the neighbouring property)

COUNCIL TAX BAND: B ENERGY RATING: C

AGENTS NOTE: The Ofcom website indicates that standard, ultrafast and superfast broadband is available. Please check with your mobile provider for coverage in this area. The property is connected to mains gas, electric and water/drainage.



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 B0001919 Written by: R.C