

## Eden Park, Brixham, TQ5 9LS



A super, **THREE BEDROOM MID TERRACE HOUSE** located in the popular Eden Park area, with two local primary schools close-by and local shops located at St. Mary's Square. Brixham town centre, harbour and waterfront is approximately one mile distant. A bus runs along Drew Street frequently in to the town centre. This well maintained house offers light and bright accommodation comprising: good size lounge dining room, fitted kitchen and large conservatory which runs along the rear of the house overlooking the garden. On the first floor there are three double bedrooms, one with fitted wardrobes and bathroom/w.c. There is driveway parking and an integral garage along with low maintenance landscaped gardens. The rear garden enjoys a pleasant outlook and is enclosed with a rear access gate. Gas fired central heating is installed. Internal viewing is highly recommended.

**£259,950 Freehold**

## GROUND FLOOR.

### ENTRANCE PORCH.

Double glazed windows and door. Tiled floor. 15 pane glazed inner door opens to:

### LOUNGE/DINING ROOM. 24' 0" x 11' 2" (7.31m x 3.40m) reducing into dining area.

Lounge area. Double glazed window to front. Tiled fireplace and hearth with wood trim and inset coal effect electric fire. Radiator. The dining area has a radiator and single glazed window and door opening to the Conservatory. Door to:

### KITCHEN. 10' 0" x 7' 9" (3.05m x 2.36m)

Range of fitted wall and base cupboards, complimentary working surfaces with inset one and a quarter bowl sink and drainer. Built in electric oven and four ring electric hob. Space for fridge/freezer. Tiled surrounds. Single pane window to Conservatory.

### CONSERVATORY. 18' 8" x 7' 4" (5.69m x 2.23m)

Double glazed windows and door opening to the garden. Laminate flooring. Plumbing/space for washing machine. Water Tap.

### FIRST FLOOR. Landing with loft access hatch. Doors to:

### BEDROOM 1. 13' 1" x 8' 7" (3.98m x 2.61m)

Double glazed window to front. Radiator.

### BEDROOM 2. 10' 7" x 8' 7" (3.22m x 2.61m)

Double glazed window to rear. Radiator.

### BEDROOM 3. 8' 4" + depth of fitted wardrobes x 10' 0" (2.54m x 3.05m)

Double glazed window to front. Radiator. Built in wardrobes to one wall.

### BATHROOM/W.C. 10' 4" x 7' 9" (3.15m x 2.36m)

Comprising white suite of bath in tiled surrounds. Pedestal wash basin and low level W.C. Cupboard housing Worcester combination boiler and shelving.

## OUTSIDE.

### FRONT.

Brick paved driveway with gravelled garden to side and inset shrubs.

### INTEGRAL GARAGE. 16' 4" x 7' 11" (4.97m x 2.41m)

Up and over door to front. Light and power points. Gas and electric meters.

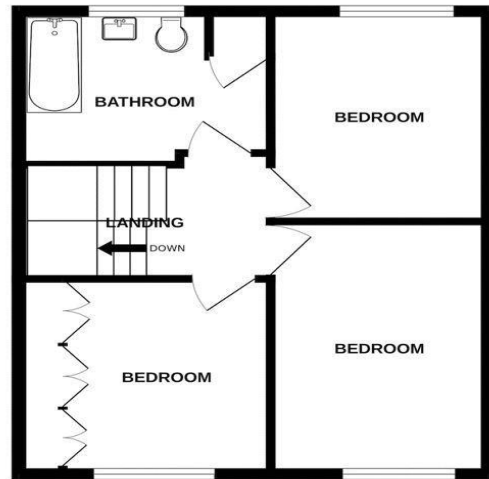
### REAR GARDEN.

The rear garden is enclosed and has been landscaped for ease of maintenance. There is also a rear access path.

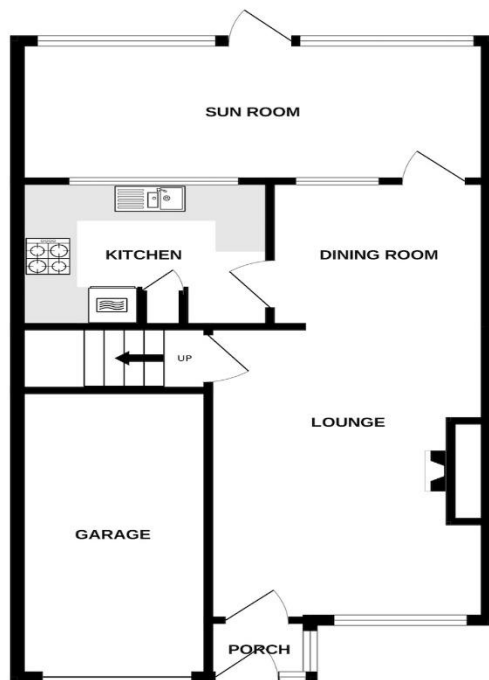
## COUNCIL TAX BAND: C ENERGY RATING: D

**AGENTS NOTE.** The property has all mains services connected. The Ofcom website indicates that standard, superfast and ultrafast are available. Please check with your mobile provider about mobile coverage.

1ST FLOOR  
40.7 sq.m. (439 sq.ft.) approx.



GROUND FLOOR  
56.9 sq.m. (612 sq.ft.) approx.



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 B0001923 Written by: R.C