

Metherell Avenue, Brixham, TQ5 9PZ



For refurbishment/improvement this three bedroom **END OF TERRACE HOUSE**, offers lots of potential and space with a rare, generous size driveway to side and good size front and rear gardens.

Accommodation provides lounge, kitchen and shower room/w.c. on the ground floor along with three generous size bedrooms and family bathroom/w.c. on the first floor. Double glazing is installed along with some gas heaters.

Offered for sale with **NO ONWARD CHAIN**.

The house is just a short walk away from a local Spar convenience store and St. Marys Park and Church are just up the road, local primary schools are also within walking distance. A regular bus service passes the door into Brixham town centre which is approximately 1 mile away.

£259,950 Freehold

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door. Staircase to first floor with under stairs cupboard. Cloaks cupboard. Wall mounted gas heater.

KITCHEN 12' 6" x 9' 0" (3.81m x 2.74m)

Range of fitted wall and base cupboards, working surfaces and inset stainless steel sink and drainer. Double glazed window and door to the rear garden.

LOUNGE 13' 4" x 12' 6" (4.06m x 3.81m)

Double glazed window to front. Fireplace and hearth.

GROUND FLOOR SHOWER ROOM/W.C.

Comprising low level W.C. Wall mounted wash basin. Triton electric shower. Heated towel rail. Double glazed window.

FIRST FLOOR

Landing with double glazed window, loft access hatch and wall mounted gas heater. Doors to:

BEDROOM 1 13' 6" x 11' 1" + door recess (4.11m x 3.38m)

Double glazed window to front. Built in wardrobe/cupboard.

BEDROOM 2 11' 2" + door recess x 9' 0" (3.40m x 2.74m)

Double glazed window to rear.

BEDROOM 3 10' 1" max x 7' 5" reducing (3.07m x 2.26m)

Over stairs shelved cupboard. Double glazed window to front.

BATHROOM/W.C.

Comprising panelled bath, pedestal wash basin and close coupled W.C. Cupboard housing hot water cylinder. Heated towel rail.

OUTSIDE

FRONT

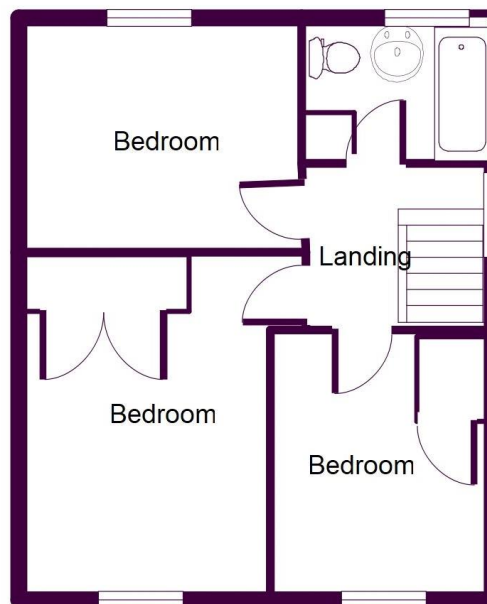
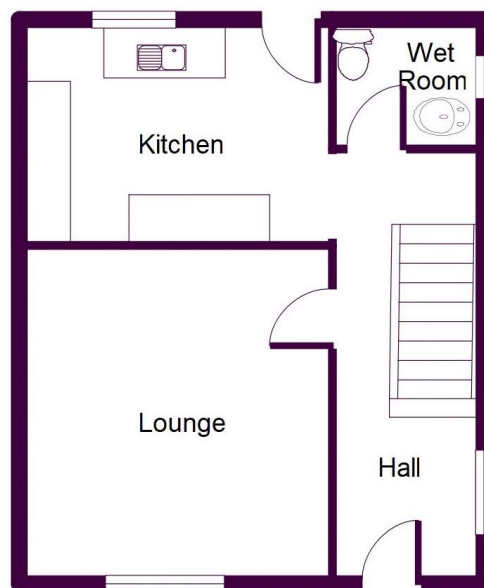
Good size front garden which is mainly laid to lawn with inset shrubs. Pedestrian gate and path to front and side access along with the driveway. At the side of the house is a wide driveway with double gates which lead to the rear garden, providing ample parking spaces.

REAR GARDEN

Courtyard area and outhouse. Steps up to decked seating area and a large near level lawn with flowerbeds to two sides. Patio area at the top of the garden with timber Summerhouse.

COUNCIL TAX BAND: B

ENERGY RATING: F



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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