

Bolton Street, Brixham, TQ5 9BZ



Positioned on the corner of Bolton Street and Glenmore Road, this **THREE BEDROOM END OF TERRACE HOUSE** is arranged across three floors. Brixham town itself is within easy walking distance, just a short stroll down the road, with the picturesque harbour a little further. Parking is available on a first come first served basis on the neighbouring Glenmore Road, when using a residence permit. Stepping inside, you are welcomed by an entrance hall with access to the handy under stairs W.C. The double aspect lounge is to the front, whilst the spacious kitchen with gloss white units and granite effect worktops is to the rear. On the first floor are two bedrooms, both double rooms with the principal room to the rear. Whilst on the top floor is a further double bedroom and bathroom with roll top bath and shower over.

£265,000 Freehold

ENTRANCE HALL

Composite front door.

UNDER STAIRS W.C

Concealed cistern W.C. Basin.

LOUNGE 10' 10" x 9' 6" (3.30m x 2.89m)

Double aspect room with window to front and side.

KITCHEN 14' 2" x 10' 2" (4.31m x 3.10m)

Gloss white wall and base units with granite effect worktops and upstands. One and a quarter bowl stainless steel sink with drainer. Four ring hob. Built in double oven and grill. Space for fridge freezer, tumble dryer and washing machine. Radiator. Window and door to rear.

FIRST FLOOR - LANDING

Window.

BEDROOM 9' 6" x 10' 11" (2.89m x 3.32m)

Window. Radiator.

PRINCIPAL BEDROOM 13' 0" x 10' 10" (3.96m x 3.30m)

Double room with double aspect. Window to side and rear. Radiator.

TOP FLOOR - LANDING

BEDROOM 11' 0" x 8' 11" (3.35m x 2.72m)

Window to front. Radiator.

BATHROOM 10' 9" x 3' 2" (3.27m x 0.96m)

Close coupled W.C. Double ended roll top bath with shower attachment and shower curtain. Window to rear.

OUTSIDE

Courtyard garden to rear with gated access to Glenmore Road. The neighbouring properties have right of access across this area onto Glenmore Road.

PARKING

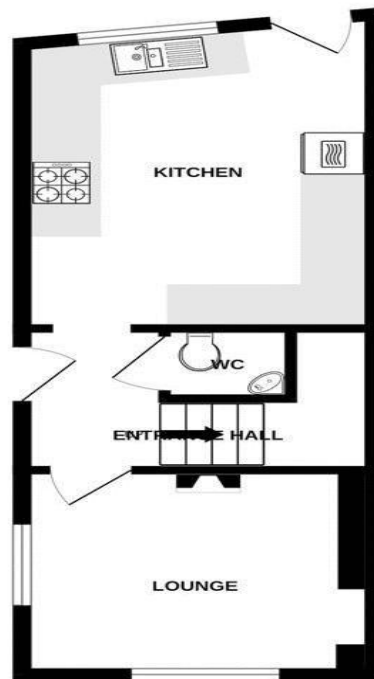
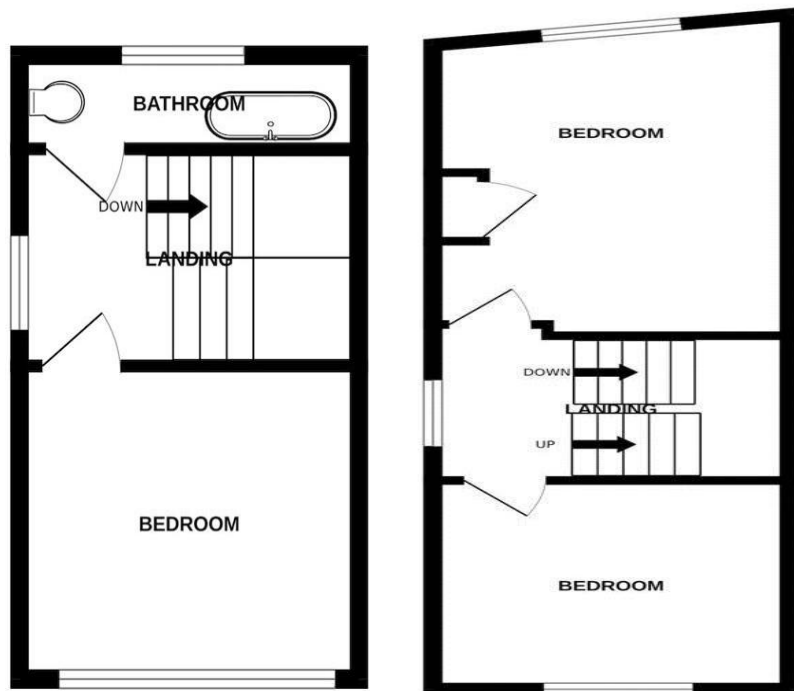
Residence permit parking is available on Glenmore Road

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES:

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

Ref B001936 Written by: Bill Bye