

Ranscombe Road, Brixham, TQ5 9UW



Enjoying open and **SEA VIEWS** this **THREE BEDROOM SEMI-DETACHED HOUSE** is located on Ranscombe Road within easy walking distance of Brixham's town and Harbour. The property is beautifully presented throughout, featuring an open plan style ground floor kitchen / dining room with archway leading to the bay fronted lounge. On the first floor is a modern bathroom with shower over bath, along with two bedrooms, the larger having a bay window enjoying open and sea views. The top floor is home to a contemporary style principal suite, the bedroom area with windows overlooking the back garden, is open to the modern en-suite creating a European feel. Stepping outside, both the front and rear gardens are arranged across multiple terraces making the most of the available space. To the front is a seating area enjoying views down Ranscombe Road and out to sea. To the rear is a patio area adjacent to the property with further terraces leading up to the larger composite decked terrace creating a seating area with sea views. Internal viewing is highly recommended.

£325,000 Freehold

ENTRANCE HALL

Composite front door. Radiator. Stairs to first floor.

LOUNGE 13' 5" x 10' 5" (4.09m x 3.17m)

Bay window to front the sea views. Radiator. Open to:

KITCHEN / DINER 13' 6" x 10' 4" (4.11m x 3.15m)

Shaker style wall and base units with wood effect worktops and tiled splash backs. One and a quarter bowl stainless steel sink with drainer. Four ring gas hob with cooker hood over and electric oven under. Space for washing machine. Space for fridge freezer. Large under stairs cupboard housing Glow-worm combi boiler. Window to side and rear. Door to back garden. Space for dining table and chairs.

FIRST FLOOR - LANDING

Window to side.

BATHROOM 7' 3" x 4' 10" (2.21m x 1.47m)

Bath with shower over and folding shower screen. Basin on gloss white vanity unit with LED mirror above. Close coupled W.C. Heated towel rail. Tiled walls and floor.

BEDROOM 13' 6" x 9' 7" (4.11m x 2.92m)

Bay window to front with brilliant sea views. Built in cupboard over stairs. Further built in cupboard under stairs. Radiator.

BEDROOM 11' 6" x 8' 3" (3.50m x 2.51m)

Window to rear. Radiator.

TOP FLOOR - PRINCIPAL SUITE 18' 0" x 12' 4" (5.48m x 3.76m)

Open plan style bedroom with en-suite. Two windows to rear overlooking the back garden, Velux style window to front with outstanding sea views. Large shower cubicle with rainfall shower head. Close coupled W.C. Counter top basin.

OUTSIDE

FRONT GARDEN

Terraced garden with seating area enjoying the views. Gated access to rear.

BACK GARDEN

Arranged across multiple terraces. Patio area adjacent to property with gated access to front. Steps up leading to multiple terraced areas. Composite decked top terrace creating a sunny seating area with sea view. Perfect for Al Fresco dining. Garden shed.

ENERGY PERFORMANCE RATING: D

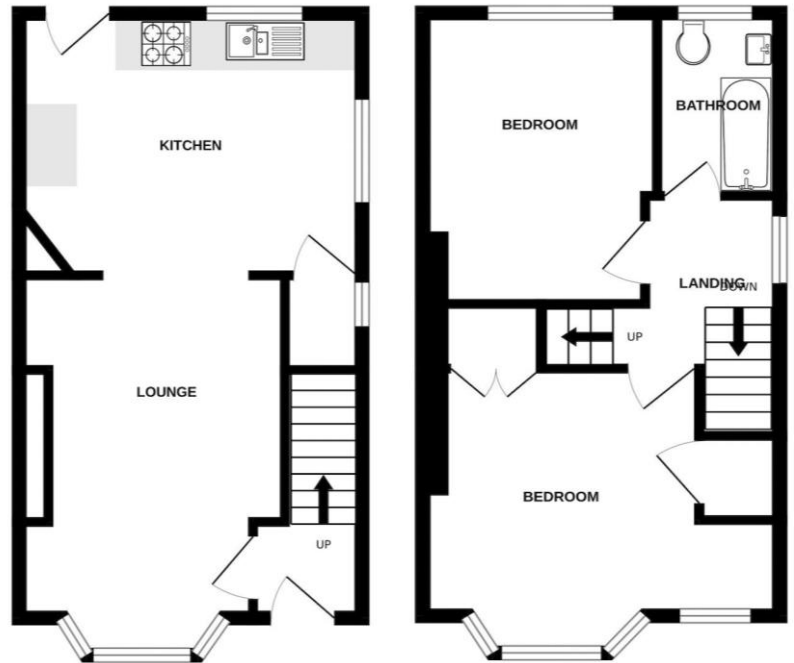
COUNCIL TAX BAND: C

AGENTS NOTES:

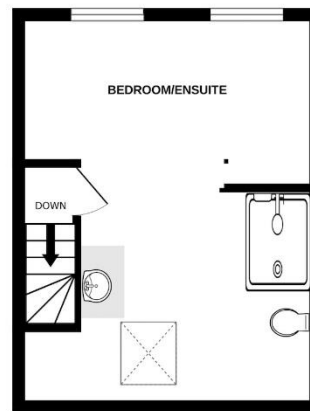
The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

GROUND FLOOR
30.9 sq.m. (333 sq.ft.) approx.

1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



2ND FLOOR
22.3 sq.m. (240 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 B001940 Written by: Bill Bye