

## Vicarage Close, Brixham, TQ5 8JQ



A deceptively spacious, two bedroom **TOWN HOUSE**, located in a tucked away position in a private development of similar properties, just off Vicarage Close, which is in walking distance of both the town centre and harbour, also Furzeham primary school and Furzeham green. This spacious home, which is offered for sale with **NO CHAIN**, would now benefit from some updating, but offers lots of potential for improvement. Ideal for first/second time purchaser or investor. On the ground floor there is an integral garage, spacious entrance hall and cloaks/w.c. The first floor has a good size lounge/dining room with **BALCONY** to the front and kitchen to the rear which opens to a small courtyard garden. The second floor has two double bedrooms, with built in wardrobes, and a bathroom/w.c. Double glazing is installed (with minor exceptions) along with gas fired central heating. To the front of the property there is residents parking. Viewing recommended.

**Guide Price £265,000 Freehold**

**GROUND FLOOR.** Part covered entrance to recessed garage and double glazed door to:

**ENTRANCE HALL.** Spacious entrance hall with staircase to the first floor and under stairs cupboard. Door to garage (see later).

**CLOAKROOM/W.C.** Comprising white low level W.C. and wall mounted hand basin.

**INTEGRAL GARAGE 16' 1" x 8' 0" (4.90m x 2.44m).** Roller door to front. Door to entrance hall.

## FIRST FLOOR

**LOUNGE/DINING ROOM ('L' Shaped) 22' 5" x 13' 11" reducing to 7' 10" (6.83m x 4.24m) max.** Double glazed window and door to front opening to

**BALCONY.** Two radiators. Door to kitchen. Staircase to second floor.

**KITCHEN 14' 0" x 8' 11" (4.26m x 2.72m).** Range of fitted wall and base cupboards with wood effect working surfaces and inset one and a quarter bowl sink and drainer. Spaces for appliances. 'Vaillant' gas fired boiler. Radiator. Double glazed window and door to courtyard garden at rear.

## SECOND FLOOR

**LANDING.** Built in linen cupboard. Doors to:

**BEDROOM 1 13' 11" x 11' 11" (4.24m x 3.63m).** Double glazed window to front. Built in double wardrobe. Radiator.

**BEDROOM 2 14' 0" x 8' 11" (4.26m x 2.72m).** Double glazed window to rear. Built in double wardrobe. Radiator.

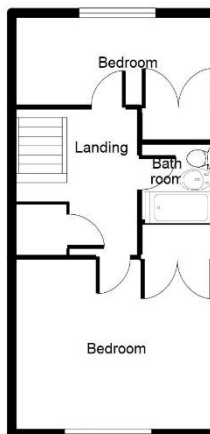
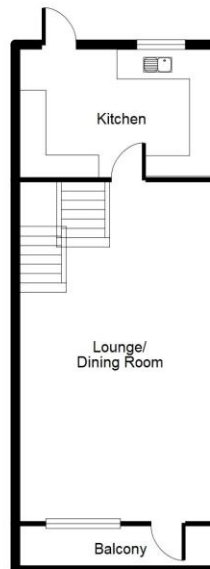
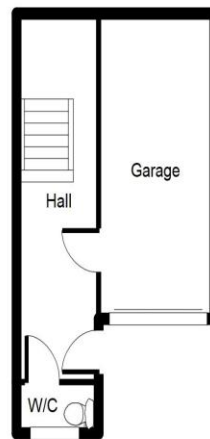
**BATHROOM/W.C.** Comprising white suite of panelled bath with fitted shower over. Pedestal wash basin and low level W.C. Tiled walls. Radiator. Extractor fan.

**OUTSIDE** - Private residents parking area to the front of the town houses at Vicarage Close. To the rear of the property there is a small, enclosed courtyard style garden over two levels.

**COUNCIL TAX BAND: B**

**ENERGY RATING: D**

**NOTE** All mains services connect to the property. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile reception.



## 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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