

## Milton Street, Brixham, TQ5 0AR



A great project for refurbishment and updating, this very spacious two bedroom **SEMI DETACHED HOUSE** with further Loft Room, rare large garden and **SINGLE GARAGE** with **PARKING** to the rear.

The house offers good size rooms, having a lounge with bay window to the front, dining room off which leads to a fitted kitchen. There is also a separate utility with gardeners w.c. just outside to the rear. The first floor has two double bedrooms and bathroom/w.c. and a useful loft room is located on the second floor.

As mentioned, there is a very pretty, large garden to the rear which leads to a parking space and single garage, accessed off Maple Close.

Internal viewing is recommended. For sale with **NO CHAIN**.

The house is located within easy reach of local primary schools and shops at St. Mary's Square. A regular bus service passes the door into Brixham town centre from where you can access the harbour, marina and coastline.

### £260,000 Freehold

## GROUND FLOOR

Entrance door opens to:

### **ENTRANCE VESTIBULE.**

Inner door to:

### **ENTRANCE HALL.**

Staircase to the first floor. Door to:

### **DINING ROOM. 15' 2" x 10' 5" (4.62m x 3.17m) max.**

Understairs cupboard. Electric radiator. Double glazed door to the rear garden. Door to kitchen and square opening with sliding doors to:

### **LOUNGE. 12' 10" in to bay window x 12' 0" (3.91m x 3.65m)**

Double glazed bay window to front. Stone fireplace and hearth (blocked off). Electric radiator.

### **KITCHEN. 8' 11" x 7' 11" (2.72m x 2.41m) approx.**

Range of fitted wall and base cupboards and wood effect working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Spaces for various appliances, Door to Pantry cupboard. Double glazed window.

## FIRST FLOOR

### **BATHROOM/W.C.**

Comprising white panelled bath with mixer tap and shower attachment. Low level W.C. Vanity cupboard with inset washbasin. Airing cupboard housing hot water cylinder. Double glazed window.

### **BEDROOM 1. 15' 5" x 10' 5" (4.70m x 3.17m) max.**

Double glazed window to front. Two built in cupboards.

### **BEDROOM 2. 12' 4" x 10' 4" (3.76m x 3.15m)**

Double glazed window to rear. Built in shelving.

## SECOND FLOOR

### **LOFT ROOM. 15' 7" x 14' 3" (4.75m x 4.34m)**

Three sided double glazed window to rear.

### **OUTSIDE.**

To the front of the house there is a small seating terrace approached via steps.

## **REAR GARDEN.**

An unexpected large rear garden with **GARDENERS W.C.** and separate useful **UTILITY ROOM** adjacent to the house.

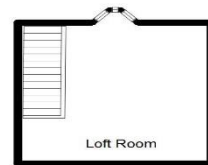
The super garden could easily be restored to its former glory, having been well laid out and planted in past times.

There is a winding path flanked by two lawns with shaped well stocked flowerbeds leads down to a garden shed and rear gate, the gate opens to a hardstanding/parking area and **SINGLE GARAGE** (accessed via Maple Close)

## **COUNCIL TAX BAND: B**

## **ENERGY RATING: G**

**NOTE:** The Ofcom website indicates that standard, superfast and ultrafast broadband are available. Please check with your mobile provider about mobile coverage.



## 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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