

Quentin Avenue, Brixham, TQ5 0AG



A super size, family home now requiring some modernisation, located in a quiet cul de sac location. For sale with **NO ONWARD CHAIN**. This large, **FIVE BEDROOM SEMI DETACHED HOUSE** offers huge scope and flexibility, perfect for a growing family, having good size front and rear gardens, 24ft long tandem garage, driveway parking and well proportioned accommodation which briefly comprises: spacious and welcoming entrance hall, lounge to front with dining area leading off. The dining area which opens to the rear garden leads to the fitted kitchen, which in turn opens to a good size utility room and separate w.c. to rear. On the first floor there are five bedrooms, two having built in bedroom furniture and family bathroom/w.c. Gas fired central heating is installed. Internal viewing recommended. Quentin Avenue is located at the foot of Southdown Hill, which is in the parish of St Mary's. Beautiful coastal walks and Mansands Beach are within walking distance as is Brixham town centre and waterfront which is approximately one mile distant.

£379,950 Freehold

ENTRANCE PORCH.

A large entrance porch with upvc framed windows and door. Inner upvc door with window to side opens to:

ENTRANCE HALL. A very spacious hallway with staircase to the first floor and understairs cupboard. Fitted shelf and coat cupboard. Radiator.

LOUNGE. 15' 9" x 15' 6" (4.80m x 4.72m)

Double glazed window and door to front. Two radiators. Wall mounted gas fire. Fitted display shelving and T.V. plinth. Square opening to:

DINING AREA. 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window and door to the rear patio and garden. Louvre doors to:

KITCHEN. 12' 1" x 7' 10" (3.68m x 2.39m) approx.

Range of fitted wall and base cupboards, roll edge working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Built in electric oven and four burner gas hob with cooker hood over. Integral fridge and dishwasher. Pantry cupboard. Recess with shelving. Double glazed window. Door opening to:

UTILITY ROOM. 13' 8" x 5' 5" (4.16m x 1.65m)

Double wall and base cupboard. Plumbing for washing machine and further space for white goods. Door to integral garage (see later) Door to:

SEPARATE W.C.

Comprising low level W.C. and wall mounted hand basin.

FIRST FLOOR. Landing with double glazed window to rear enjoying an open outlook. Loft access hatch. Doors to:

BEDROOM 1. 11' 9" x 12' 4" (3.58m x 3.76m)

Range of built in bedroom furniture including wardrobes, over bed cupboards and drawers. Two further freestanding wardrobes. Double glazed window to front. Radiator.

BEDROOM 2. 13' 11" x 9' 10" (4.24m x 2.99m)

Double glazed window to front. Radiator. Vanity shelf and cupboard with inset washbasin.

BEDROOM 3. 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window to front. Radiator. Built in wardrobes and dressing table unit.

BEDROOM 4. 12' 2" x 8' 8" (3.71m x 2.64m) Double glazed window to rear with open outlook. Radiator.

BEDROOM 5. 9' 11" x 6' 7" (3.02m x 2.01m) Double glazed window to rear with open outlook. Radiator.

BATHROOM/W.C. Coloured suite comprising panelled bath, pedestal washbasin and low level W.C. Tiled surrounds. Airing cupboard housing Worcester boiler (installed Sept 2021). Radiator. Double glazed window.

OUTSIDE

FRONT. Lawn with shaped flower borders and pathway at side to the rear garden. Driveway leads to:

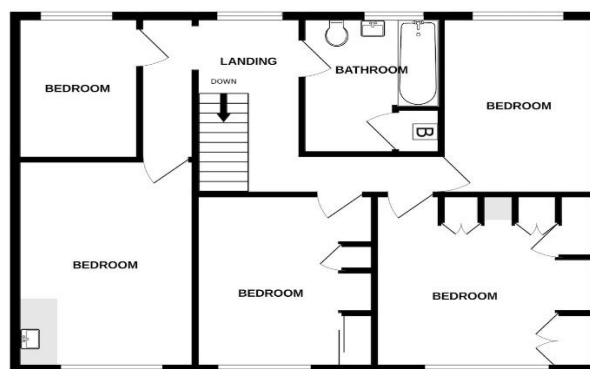
INTEGRAL TANDEM GARAGE. 24' 3" x 10' 0" (7.39m x 3.05m) approx. Roller door to front. Light and power points. Internal door to the utility room.

REAR GARDEN. A good size, private rear garden with raised seating terrace and level lawn with stocked flower borders. The garden has stone walling to one side, and fencing to the other. A hedge screen divides the garden from a further vegetable garden beyond. Garden Shed. Greenhouse.

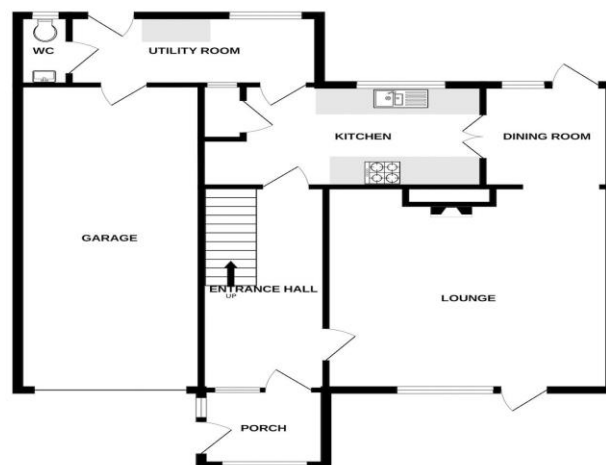
ENERGY RATING: D COUNCIL TAX BAND: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.

1ST FLOOR
72.4 sq.m. (779 sq.ft.) approx.



GROUND FLOOR
84.3 sq.m. (908 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 B0001956 Written by: R.C