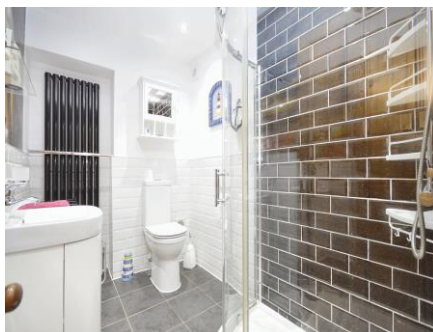


Doctors Road, Brixham, TQ5 9HR



Nestled in the charming town of Brixham, this immaculate **THREE BEDROOM TERRACED HOUSE** marries traditional features with contemporary upgrades. Occupying a spacious 110 sq. meters, this home offers the ideal blend of comfort, style, and practicality. The modern kitchen is equipped with sleek gloss grey units, integrated appliances, and bi-folding doors that lead to a delightful courtyard garden, making it perfect for both entertaining and family living. The family room boasts a spacious open layout featuring two wood-burning stoves, a bay window with bespoke wooden shutters, and a dining area, fostering a warm and welcoming environment. Upstairs, the principal bedroom benefits from a Juliet balcony and en-suite bathroom, providing a luxurious private retreat. The second bedroom features a charming bay window with a window seat, while the third bedroom, located on the top floor, offers ample space and a dormer window. Local amenities within a 5-mile radius of the property include well-regarded schools, like Brixham Church of England Primary School and Furzeham Primary School. Brixham town itself is roughly half a mile away.

£272,000 Freehold

ENTRANCE VESTIBULE

Composite front door. Inner door to:

LOUNGE 22' 10" into bay window with window seat x 14' 7" (6.95m x 4.44m) Twin fireplaces both fitted with multi fuel burners. Original built in cupboards and shelves. Under stairs cupboard. Bespoke wooden window shutters.

DOWNSTAIRS W.C

Recessed lighting. Basin in vanity unit and close coupled W.C.

KITCHEN/DINING ROOM 17' 3" max x 13' 0" (5.25m x 3.96m) The star attraction with full width bi-fold doors blurring the boundary between inside and out and twin roof windows flooding the room with natural lighting. Fitted with an extensive range of dark grey gloss finished units complimented by wood grain effect worktops and up-stands. Inset oval sink. Central unit with flush fitting gas hob with canopy hood over. Built in oven plus oven and microwave combi. Free standing fridge and freezer. Built in pantry and cupboard.

FIRST FLOOR - LANDING

PRINCIPAL BEDROOM 13' 0" x 11' 9" (3.96m x 3.58m) French window opens onto "Juliette" balcony.

EN-SUITE

Half tiled walls. Full width tiled shower with twin shower heads and sliding glass entry. Basin in bathroom unit and close coupled W.C. Wall mounted gas fired Worcester Combi boiler.

BEDROOM 2 13' 9" x 12' 5" into bay with window seat (4.19m x 3.78m) Twin built in cupboards. Under stairs cupboard.

SHOWER ROOM

Half tiled walls. Corner entry tiled shower with twin shower heads. Basin in bathroom unit and close coupled W.C.

TOP FLOOR

BEDROOM 3 13' 4" x 13' 3" overall with limited some restricted headroom (4.06m x 4.04m) Dormer window to the rear with an open aspect. Range of white faced built in cupboards, wardrobes, bed side and overhead units. Fitted T.V.

OUTSIDE

The house is approached through twin wrought iron gates with matching railings alongside. Small paved space at the front. Behind the house is a sheltered paved courtyard adjacent to the bi-fold doors from the kitchen. Gate gives access to rear pedestrian service path.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

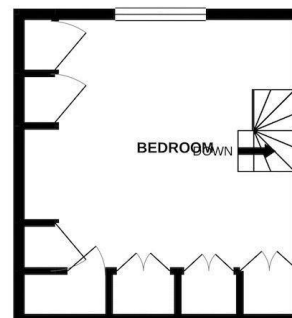
AGENTS NOTES

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

1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 117.4 sq.m. (1264 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 B001960 Written by: Bill Bye