

## New Road, Brixham, TQ5 8DB



For sale with **NO ONWARD CHAIN** this very deceptive, bright and sunny, two bedroom, **SEMI DETACHED HOUSE** is located 'on the level' within walking distance of Brixham town centre and waterfront. An excellent bus service is also close by for access into Paignton town centre with its public transport connections to Torquay, Exeter and the surrounding areas.

The house provides ample parking space to the front for several vehicles and has a landscaped rear garden for ease of maintenance, which enjoys a sunny aspect.

Accommodation provides a good size living space on the ground floor with entrance hall, cloaks/w.c. generous lounge with fireplace, which opens to a large kitchen/dining room with utility room leading off. The kitchen has a good range of units with integral appliances and the dining area opens out to the rear garden. On the first floor there are two double bedrooms, one with an en suite bathroom/w.c., along with a further shower room/w.c. serving the second bedroom. Windows are double glazed and central heating is installed. Viewing advised.

### £300,000 Freehold

### ENTRANCE HALL.

Hardwood entrance door. Double glazed window. Staircase to the first floor with under stairs cupboard. Radiator.

### CLOAKROOM/W.C.

Low level W.C. and hand basin. Double glazed window.

### LIVING ROOM. 23' 2" x 12' 0" (7.06m x 3.65m) reducing.

Double glazed window to front aspect. Two radiators. Central fireplace with inset coal effect fire. Double doors open to:

### KITCHEN/DINING ROOM. 22' 9" x 10' 2" (6.93m x 3.10m)

The kitchen area is fitted with a good range of cream faced wall and base cupboards, roll edge working surfaces with inset one and a quarter bowl acrylic sink and drainer. Integral dishwasher and fridge. Built in under counter electric oven with electric hob and cooker hood over. Three double glazed windows. The dining area is a great space with ample room for table and chairs. Wide double glazed patio door opening to the rear garden. From the kitchen area is an archway leading to:

### UTILITY ROOM. 9' 10" x 6' 10" (2.99m x 2.08m) max.

Fitted cupboards and worktop with space below for washing machine and tumble dryer. Linen/airing cupboard with shelving, 'Vokera' boiler and factory lagged hot water cylinder. Radiator. Door to side access.

## FIRST FLOOR

### LANDING.

Double glazed window. Shelved cupboard. Loft access hatch.

### BEDROOM 1. 12' 6" x 10' 7" (3.81m x 3.22m)

Double glazed window to front. Radiator. Door to:

**EN SUITE BATHROOM/W.C.** Comprising suite of panelled bath, bidet, low level W.C. and pedestal wash basin. Radiator. Double glazed window to front.

### BEDROOM 2. 11' 11" x 8' 9" (3.63m x 2.66m)

Double glazed window to rear. Radiator. Fitted mirror fronted wardrobes,

**SHOWER ROOM/W.C.** Comprising large shower enclosure with fitted shower. Vanity cupboard with inset washbasin, mirror and shelving over and low level W.C. Tiled walls. Double glazed window.

## OUTSIDE

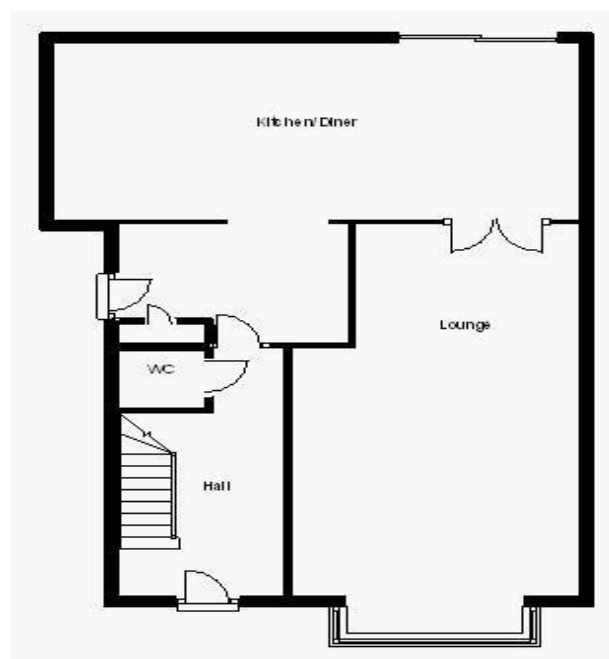
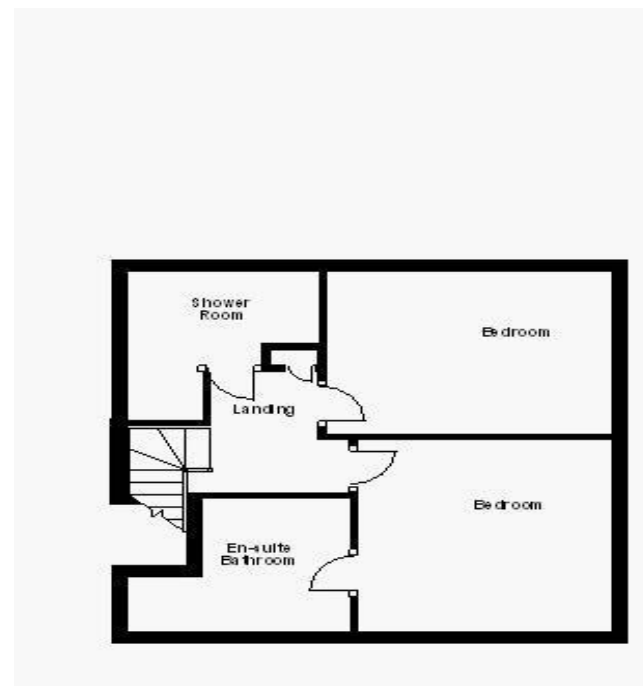
**FRONT.** Driveway and hard standing to front providing plentiful parking. Small lawn and flowerbed. Pathway to the side of the house with gate to the rear garden and side access to the house.

### REAR GARDEN

The rear garden enjoys a super sunny aspect, landscaped for ease of maintenance, raised flowerbeds, inset shrubs and specimen trees.

## COUNCIL TAX BAND: D EPC RATING: E

**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 about coverage in the area.



## 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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