

Burton Street, Brixham, TQ5 9HZ



A spacious, **THREE BEDROOM**, Victorian **TERRACED HOUSE WITH NO ONWARD CHAIN** has light and bright accommodation arranged over three floors. Perfectly placed within easy reach of local amenities, schools and Brixham Hospital, yet a short distance from Brixham town centre, harbour and marina.

The house retains much of the original character and charm and the airy accommodation briefly comprises: Bay windowed lounge with fitted log burner, which is open to a good size dining room with fitted kitchen leading off, there is also a useful cloaks/w.c. and utility room on the ground floor. The first floor has two double bedrooms, both with feature fireplaces and built in cupboard/wardrobes along with a bathroom/w.c. On the second floor there is a large loft bedroom.

The rear elevation enjoys an open, southerly outlook towards Southdown Hill. The rear garden is laid out for ease of maintenance and has a gate to a rear access path. Gas fired central heating is installed along with minor exceptions, double glazing.

£245,000 Freehold

GROUND FLOOR.

Double glazed entrance door opening to:

ENTRANCE VESTIBULE.

Half glazed stripped wood door opening to:

ENTRANCE HALL.

Radiator. Staircase to first floor. Open plan to:

DINING ROOM. 10' 5" x 11' 11" (3.17m x 3.63m)

approx. Understairs cupboard. Radiator. Double glazed window. Chimney breast fireplace with two shelved recesses either side. Square opening to:

LOUNGE. 11' 11" x 12' 0" (3.63m x 3.65m)

Double glazed Bay window to front. Radiator. Chimney breast with feature log burner.

KITCHEN. 10' 9" x 6' 9" (3.27m x 2.06m) approx.

Fitted with a range of cream faced, wall and base cupboards and roll edge working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Built in under counter electric oven with four burner gas hob and cooker hood over. Space for fridge/freezer. Window and stable door to Utility. Shelved walkway at rear of kitchen leading to:

CLOAKROOM/W.C. With white low level W.C.

UTILITY. 6' 3" x 5' 10" (1.90m x 1.78m)

Fitted worktop with plumbing/space below for washing machine and tumble dryer. Wall mounted double cupboard and shelving. Water Tap. Door to the rear garden.

FIRST FLOOR

BEDROOM 1. 11' 11" x 14' 6" (3.63m x 4.42m) approx

Double glazed bay window to front. Radiator. Stripped wooden floor. Feature fireplace (not in use) with shelved cupboards to side. Built in wardrobe/cupboard.

BEDROOM 2. 10' 4" x 8' 2" (3.15m x 2.49m)

Double glazed window to rear with an open outlook towards Southdown Hill. Radiator. Stripped wooden floor. Further period style fireplace and surround (not in use) with cupboards/wardrobes to both sides.

BATHROOM/W.C. 7' 7" x 7' 8" (2.31m x 2.34m) approx.

Suite of panelled bath with mixer tap and shower attachment and shower screen to side. Pedestal wash basin and low level W.C. Radiator. Cupboard housing 'Alpha' combination boiler with shelving. Double glazed window to rear. Wooden flooring.

SECOND FLOOR

ATTIC BEDROOM. 15' 2" x 13' 11" (4.62m x 4.24m) approx.

Stripped wood flooring. Access to under eaves storage. Window to rear again enjoying an open outlook towards Southdown Hill.

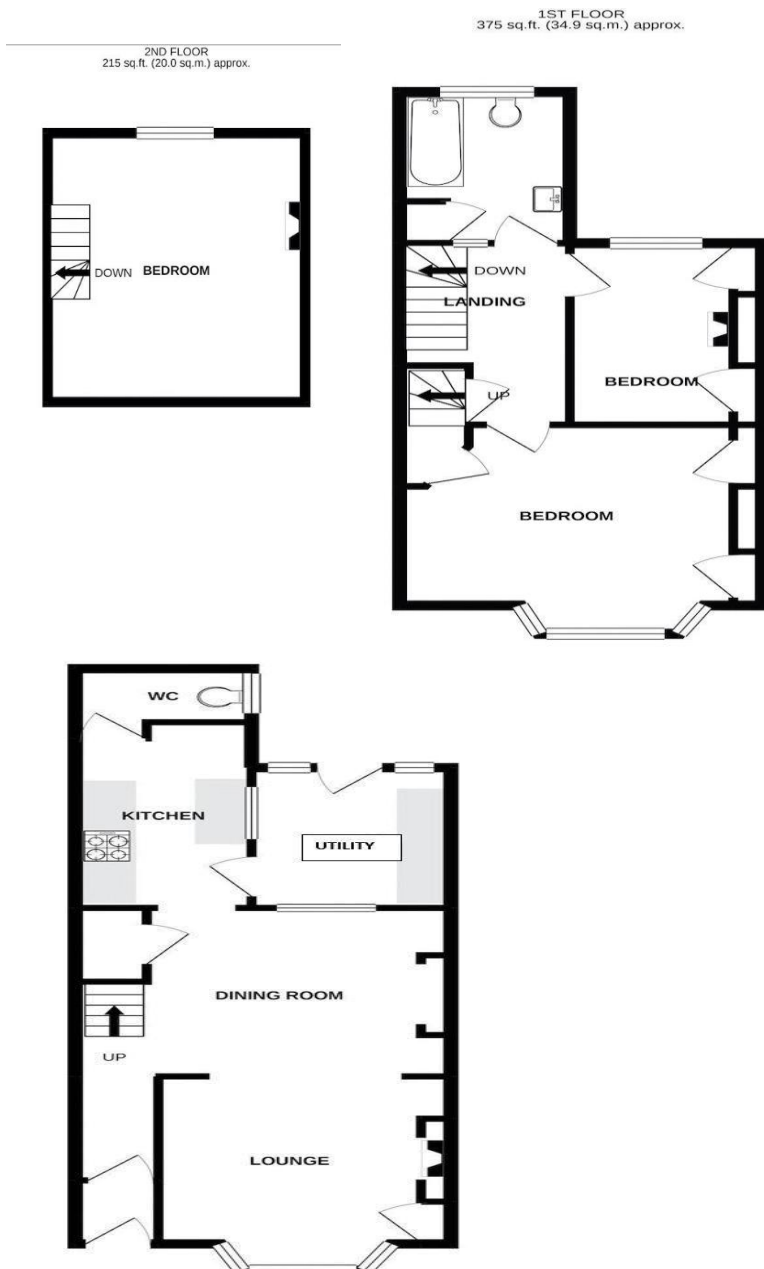
OUTSIDE. Low wall and entrance to front.

The **REAR GARDEN** is laid out for ease of maintenance and enjoys a sunny aspect. The garden is enclosed with a pedestrian gate to a rear access path.

COUNCIL TAX BAND: B

ENERGY RATING: D

NOTE. The house 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.



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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