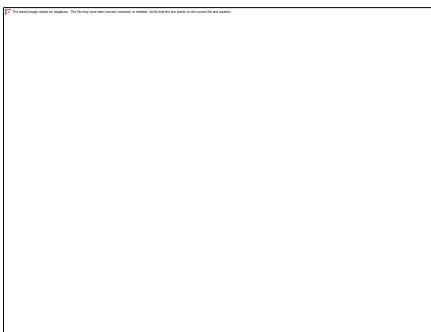
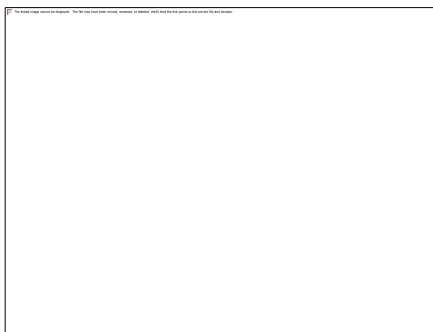


Doctors Road, Brixham, TQ5 9HR.



A most charming and welcoming **END OF TERRACE** bay fronted house, presented in immaculate order throughout, offering well proportioned accommodation arranged over three floors.

The ground floor offers a comfortable and cosy lounge, dining room and good size kitchen with integral appliances, along with pretty conservatory which connects the kitchen and dining room. On the first and second floors are three double bedrooms and modern shower room/w.c. To the rear there is a courtyard garden with side access and storage shed.

Gas fired central heating and double glazing are installed. Viewing advised!

Doctors Road is located in a handy position within easy reach of local shops and schools, yet is only a near level, half a mile walk into Brixham town centre with its bustling harbour and pretty marina. A local bus service passes the end of the road.

£259,950 Freehold

GROUND FLOOR.

Composite entrance door opens to:

ENTRANCE VESTIBULE.

Half glazed inner door to:

ENTRANCE HALL.

Staircase to the first floor. Radiator. Half glazed door to:

LOUNGE. 12' 8" + depth of bay window x 11' 6" (3.86m x 3.50m)

A cosy and comfortable lounge. Double glazed bay window to front. Fireplace with fitted electric fire. Two radiators. Half glazed door to:

DINING ROOM. 7' 9" x 11' 1" (2.36m x 3.38m)

A good size second reception or dining room. Vertical wall radiator. Under stairs cupboard. Doors to:

KITCHEN. 14' 0" x 7' 9" (4.26m x 2.36m)

An excellent range of white faced wall and base cupboards with contrasting roll edge working surfaces and inset one and a quarter bowl stainless steel sink and drainer. Built in eye level Bosch double oven/grill and electric hob to side. Full size integral fridge and freezer. Spaces for washing machine and dishwasher. Wall mounted Worcester boiler. Vertical wall radiator.

CONSERVATORY. 14' 0" x 5' 3" (4.26m x 1.60m)

A super addition linking the kitchen and dining room. Double glazed windows and French doors opening to the rear courtyard. Glazed roof.

FIRST FLOOR.

BEDROOM 1. 13' 11" x 10' 4" + depth of bay window (4.24m x 3.15m)

A super double room. Double glazed bay window to front. Built in cupboard. Radiator.

BEDROOM 2. 10' 2" x 8' 4" + recess (3.10m x 2.54m)

A double room. Radiator. Two recesses. Double glazed window to rear.

SHOWER ROOM/W.C.

A modern shower room comprising double size shower enclosure with fitted shower. Low level W.C. Vanity cupboard with inset washbasin having a mirror over. Tiled walls. Heated towel rail. Double glazed window.

SECOND FLOOR.

LOFT BEDROOM. 13' 11" x 15' 6" (4.24m x 4.72m) (some Ltd head room)

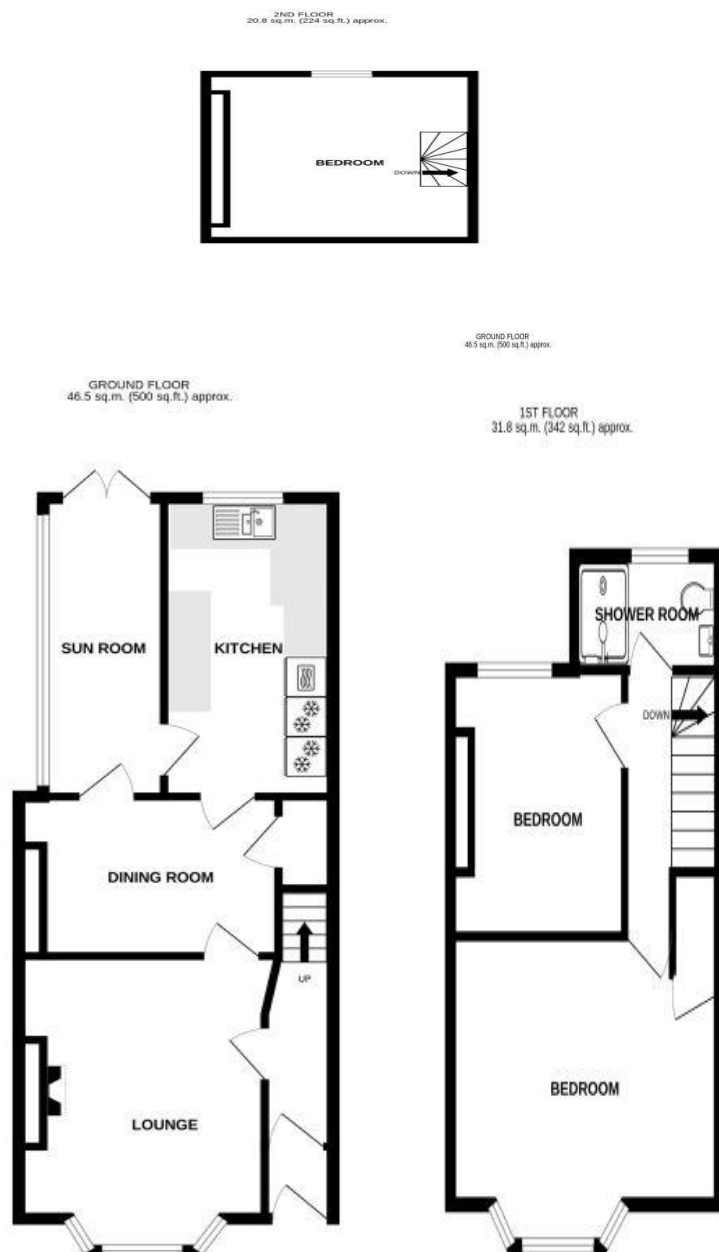
A double room. Double glazed window to rear. Radiator. Access to under eaves storage.

OUTSIDE.

A rear courtyard garden with an access gate to the side. Storage shed. Water Tap.

COUNCIL TAX BAND: B ENERGY 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 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.

Ref B0001986 Written by: R.C