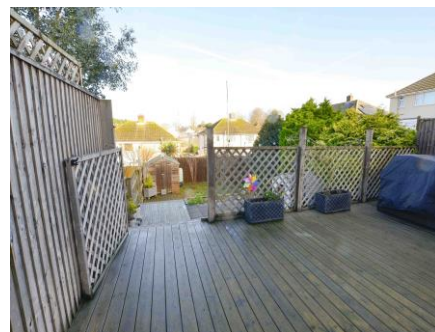


Wishings Road, Brixham, TQ5 9PD



A beautifully presented, **THREE BEDROOM HOUSE** located in the popular Higher Brixham area. Perfect for a family, this super home which has undergone a range of improvements and modernisation by the current owners and now offers light and bright accommodation, off road parking for two cars to the front, and a larger than expected enclosed rear garden. The house benefits from a sunny southerly aspect at the front and afternoon/evening sun at the rear.

A dual aspect, 23 ft lounge/dining room has French doors opening to the garden, perfect for those summer days and the extended fitted kitchen, also with a door to the garden has ample white faced units and working surfaces, there is also a useful good size, cloakroom/store leading off the kitchen. On the first floor are three bedrooms (two doubles and one single) and family bathroom/w.c.. Gas fired central heating and double glazing is installed. Internal viewing is recommended. The house is situated towards the top end of Wishings Road with easy access on to the nearby coastal footpath. Local primary and secondary schools are a short walk away along with Brixham Rugby Club and the indoor swimming pool. Brixham town centre and waterfront is approximately one mile distant.

£260,000 Freehold

GROUND FLOOR

ENTRANCE HALL. Double glazed door to front. Radiator. Staircase to the first floor. Door to:

LOUNGE/DINING ROOM. 23' 3" x 12' 5" max - reducing in dining area (7.08m x 3.78m)

Double glazed window to front aspect. Fireplace recess with attractive wooden surround and mantel. Two radiators. Double glazed French doors from the dining end of the room opening to a large decked seating area and the rear garden. Door to:

KITCHEN. 13' 4" x 8' 8" (4.06m x 2.64m) + 11'11" x 5' 3" (3.63m x 1.60m) A smart, modern fitted kitchen with a good range of white faced wall and base cupboards and marble effect working surfaces with inset composite one and a half bowl sink and drainer. Contrasting tiled surrounds. Spaces for washing machine, tumble dryer and fridge/freezer. Integral dishwasher. 'Stoves' range style cooker. Shelved cupboard. Two double glazed windows and door opening to the rear decking and garden. A door from the kitchen opens to:

CLOAKROOM/STORE. 8' 2" x 6' 9" (2.49m x 2.06m) A very useful room with further double glazed door to front access, ample space for coats/shoes. Concealed, wall mounted boiler.

FIRST FLOOR. Landing with loft access hatch and pull down ladder. Double glazed window to side.

BEDROOM 1. 14' 8" x 9' 5" (4.47m x 2.87m)

Double glazed window to front enjoying a sunny southerly aspect. Radiator.

BEDROOM 2. 9' 0" x 9' 8" (2.74m x 2.94m)

including depth of wardrobes Double glazed window to rear. Radiator. Fitted triple, mirror fronted wardrobes.

BEDROOM 3. 8' 5" x 6' 0" (2.56m x 1.83m) Double glazed window to front, again enjoying a sunny aspect. Wardrobe recess with fitted shelf and rail. Radiator.

BATHROOM/W.C. Comprising panelled bath with mixer tap and shower attachment and shower screen to side. Pedestal wash basin and low level W.C. Tiled walls Double glazed window. Extractor fan.

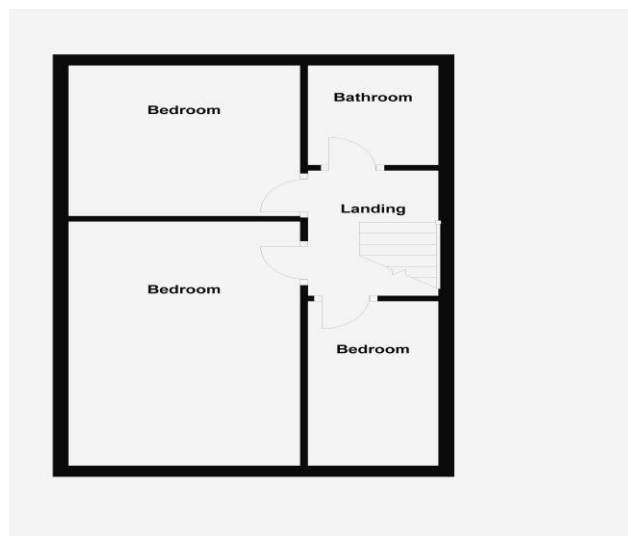
OUTSIDE

FRONT. Gravelled off road parking for two cars to the front of the house. Steps lead down to the two entrance doors.

REAR GARDEN. A good size enclosed rear garden which enjoys afternoon and evening sunshine. A large decked seating area is adjacent to the rear of the house with feature lighting, water tap and external electrical socket. Steps down to further part paved terrace which leads down to a level lawn with inset ornamental trees. Garden Shed.

ENERGY RATING: C COUNCIL TAX BAND: B

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 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.

Ref B0001992 Written by: R.C