

## Nut Tree Orchard, Brixham, TQ5 0AW



Tucked away in a quiet cul de sac at Higher Brixham, this well presented, **TWO BEDROOM SEMI DETACHED HOUSE** offers inviting and homely accommodation along with lots of parking space and garage to the front and a fabulous and unexpected, large rear garden. There is also potential to add a third bedroom if required by utilizing the garage space (previous planning was passed but now lapsed P/2007/1765).

On the ground floor there is a generous lounge with smart fitted kitchen/breakfast room leading off and inner hallway with cloaks W.C. access to the garage, and a super garden/dining room with semi vaulted ceiling, this and the kitchen both open to the rear garden. On the first floor the principal bedroom has built in wardrobes and the second bedroom will accommodate a double bed, the shower room/w.c. has been re-fitted and has a double size walk in shower.

The rear garden is a particular feature of the house with ample, sunny seating areas, lawn and many fruit and specimen trees.

Nut Tree Orchard is approximately 1.5 miles from the town centre and harbour, there are local shops at St. Mary's Square. A regular bus service runs down near-by Milton Street.

### £319,950 Freehold

**ENTRANCE PORCH.** Double glazed entrance door and window. Meter cupboard. Door to:

**LOUNGE. 19' 0" x 13' 4" (5.79m x 4.06m)**

A super, light and bright, comfortable lounge with double glazed window to front and fire surround with fitted electric fire. Staircase to the first floor. Part glazed door to:

**KITCHEN 13' 4" x 8' 0" (4.06m x 2.44m)**

Fitted with an excellent range of wood grain effect wall and base cupboards and breakfast bar. Roll edge working surfaces with inset stainless-steel sink and drainer. Tiled surrounds and under cabinet lighting. Built in electric oven and four burner gas hob with cooker hood over. Integral fridge/freezer and freestanding dishwasher. Concealed Worcester boiler. Double glazed window and door to the rear garden.

**INNER HALL.** Leading from the lounge the inner hall gives access to the garage (see later) and:

**CLOAKS/W.C.** Comprising low level W.C. Pedestal washbasin with mirror light and shaver point over. Radiator. Double glazed window.

**DINING ROOM/GARDEN ROOM. 7' 6" x 9' 5" (2.28m x 2.87m)** A lovely addition enjoying an outlook over the rear garden. Double glazed patio door and semi vaulted ceiling with velux window. Radiator.

**FIRST FLOOR.**

Landing with linen cupboard and loft access hatch.

**BEDROOM 1. 14' 9" x 13' 3" (4.49m x 4.04m) max**

Double glazed window to front aspect. Built in cupboard and fitted wardrobes with dressing table to one wall. Radiator.

**BEDROOM 2. 12' 4" x 6' 6" (3.76m x 1.98m)**

Velux window. Radiator.

**SHOWER ROOM/W.C.** Comprising walk in double shower with overhead shower and hand held attachment. Low level W.C. White vanity cupboard with inset washbasin, L.E.D. mirror over. Heated towel rail. Double glazed window.

**OUTSIDE.** To the front of the house there is ample parking for 4/5 vehicles, A driveway from the road leads down to the garage and there is a further parking bay to the side of the driveway. All low maintenance and easy to maintain. A gate to the side of the garage leads to:

**LARGE REAR GARDEN.** An unexpected large 'L' shaped rear garden having a decked seating area adjacent to the house which enjoys the afternoon and evening sun with external electrical point and water tap. A good size lawn descends from the decking passing well stocked, shaped flowerbeds and an ornamental pond feature and greenhouse to a gravelled garden area with inset shrubs, and abundance of fruit trees which include two cherry trees, three damson trees and an apple tree. There are also some ash trees which give great privacy when in leaf. Shed and Greenhouse.

**COUNCIL TAX BAND: B ENERGY RATING: D**

**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 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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