

Wishings Road, Brixham, TQ5 9PB



Introducing a delightful **TWO BEDROOM TERRACED HOME** situated on Wishings Road, roughly a mile away from Brixhams town and harbour. This property offers a cozy and functional living space, perfect for first-time buyers, small families or professional couples. The home features an extended kitchen/dining room, providing ample space for culinary endeavours and family meals. The principal bedroom come with built-in wardrobes, optimizing storage and organizational possibilities. The exterior of the property is just as appealing, featuring a decked back garden ideal for outdoor relaxation or entertaining. Driveway parking ensures hassle-free access and convenience for homeowners. The property is based in a family friendly area, with highly-rated schools such as Brixham Church of England Primary School and St. Margaret Clitherow Catholic Primary School, both located within 3 miles. This home offers an ideal combination of cozy living, modern amenities, and a fantastic local community, making it a perfect choice for prospective buyers.

£233,500 Freehold

ENTRANCE PORCH

UPVC front door. Inner door.

LOUNGE 13' 7" x 10' 8" (4.14m x 3.25m)

Stairs rising to first floor. Under stairs cupboard.

Window to front. Radiator. Sliding door to:

KITCHEN / DINING ROOM 16' 4" x 8' 9" (4.97m x 2.66m)

White wall and base units with granite effect worktops and tiles splash backs. Electric oven. Induction hob. One and a quarter bowl black composite sink with drainer. Space for washing machine, dishwasher and fridge freezer. Space for dining table and chairs.

Window and door to back garden.

BATHROOM 5' 6" x 6' 6" (1.68m x 1.98m)

Shower bath with glass shower screen. Mira electric shower. Pedestal wash basin. Radiator. Window to rear. Fully tiled walls.

FIRST FLOOR - LANDING

Loft hatch.

BEDROOM 1 11' 4" x 8' 6" (3.45m x 2.59m)

Built in wardrobes. Window to front. Radiator.

BEDROOM 2 8' 8" x 8' 2" (2.64m x 2.49m)

Window to rear. Radiator.

W.C

Close coupled W.C. Counter top basin. Wall mounted Glow-worm boiler. Window to rear.

OUTSIDE

BACK GARDEN

Recently installed deck creates two terraced areas, both large enough for outdoor furniture. Gated access to side path.

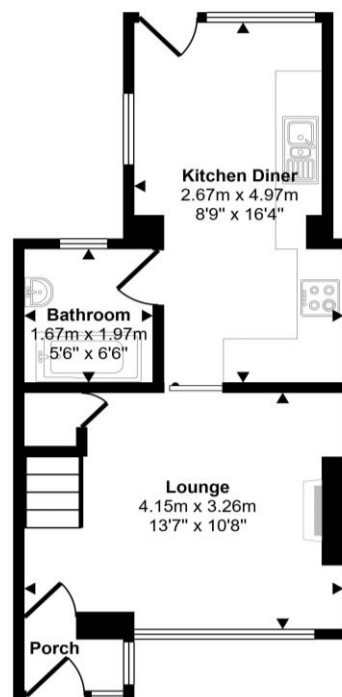
FRONT GARDEN

Driveway parking for one car. Pedestrian pathway to front door. Seating area adjacent lounge.

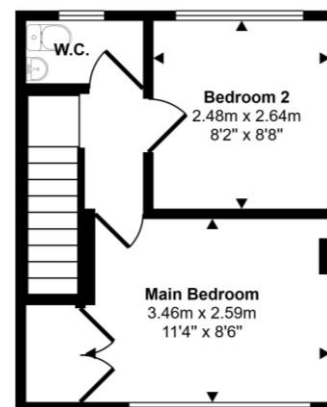
ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: A

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



Ground Floor
Approx 31 sq m / 333 sq ft



First Floor
Approx 23 sq m / 249 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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