

Longcroft Drive, Brixham, TQ5 0EB



This delightful **THREE BEDROOM END TERRACE HOUSE** spans roughly 82 sq. metres of living space. As you enter, you are welcomed by the entrance lobby with large store cupboard off, flowing through to the inner hall. To the right is the bright and airy reception room, which offers a combined lounge and dining area — ideal for both relaxing and entertaining. The galley-style kitchen, featuring access to the back garden, provides a functional and efficient space for meal preparation. On the first floor is the family bathroom, along with three bedrooms. This layout offers flexibility however, the house was originally laid out with two large bedrooms. Outside, the front and rear gardens offer outdoor spaces for gardening, play, or relaxation in. This property is being offered for sale with **NO ONWARD CHAIN**.

£235,000 Freehold

GROUND FLOOR

UPVC framed double glazed entrance door opening to ...

ENTRANCE LOBBY 5' 9" x 4' 7" (1.75m x 1.40m)

Good size store with light and UPVC framed double glazed window. Fifteen pane glazed door to ...

ENTRANCE HALL

Meter cupboard. Radiator. Cupboard. Good size understairs storage cupboard.

LOUNGE / DINING ROOM 24' 0" x 11' 5" (7.31m x 3.48m)

A dual aspect room with UPVC framed double glazed windows at either end of the room. Two radiators. Stone effect fireplace.

KITCHEN 11' 0" x 7' 5" (3.35m x 2.26m)

Light beech effect faced wall and base units. Inset granite effect sink and drainer. Spaces for washing machine and fridge/freezer. Fitted Hotpoint induction hob with cooker hood over. Built-in electric oven. Pale pastel coloured tiled splashback. UPVC framed double glazed door, with windows either side, to rear garden.

FIRST FLOOR - LANDING

Airing cupboard Worcester combi boiler. Boiler installed in August 2023 with a 5 year British Gas warranty. Hatch to part boarded loft.

BEDROOM 1 14' 0" x 11' 4" narrowing to 9' 7" (4.26m x 3.45m) Radiator. UPVC framed double glazed window enjoying an lovely open aspect over the rooftops to the tower of St. Mary's Church.

BEDROOM 2 9' 7" x 9' 6" (2.92m x 2.89m)

Radiator. UPVC framed double glazed window to front.

BEDROOM 3 (previously one large room which has been split) 7' 9" x 6' 7" (2.36m x 2.01m) Built-in shelving. Built-in cabin bed. UPVC framed double glazed window overlooking side.

BATHROOM

White suite of panelled bath with Mira electric shower unit, pedestal washbasin and close coupled W.C. Towel rail. UPVC framed double glazed window with opaque glass. Part tiled white walls with pretty, border tile.

OUTSIDE

FRONT GARDEN

Central steps down to paved patio area. Border laid to chippings.

BACK GARDEN

Paved patio adjacent to house. Area laid to chippings with inset stepping stones. Feature fish pond. Planted with mature shrubs. Step down to further area laid with chippings. Timber Garden Shed. Gate to rear access lane.

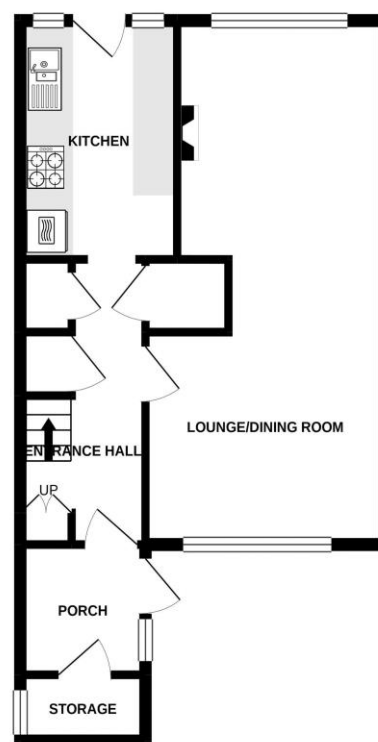
ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

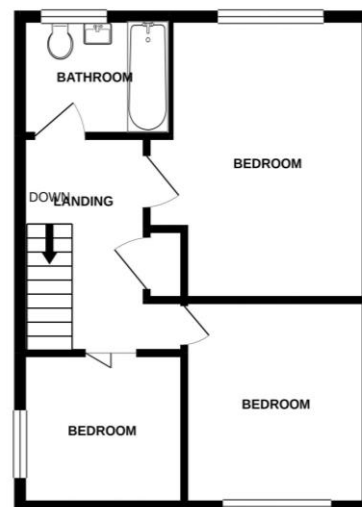
AGENTS NOTES:

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
464 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



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 B002004 Written by: Bill Bye