

Eden Park, Brixham, TQ5 9LS



Welcome to this charming **END OF TERRACE HOUSE** situated in the ever popular Eden Park. Boasting a freehold tenure and packed with modern amenities, this property is perfect for families or professionals looking for a comfortable and stylish living space. The modern kitchen comes equipped with integrated appliances and a sociable breakfast bar. The family room offers a spacious open layout with sliding doors that lead to a beautifully landscaped garden, perfect for both relaxing and entertaining. A large, well presented bathroom is on the first floor with both a bath and separate shower, along with three good sized bedrooms. A further bedroom / study is located adjacent to the lounge, perfect for a playroom or home office. Stepping outside, the property also features driveway parking, and a well landscaped rear garden, with gated access to a side path. The property is well located within the town of Brixham, Eden Park itself has easy access to the well regarded Eden Park Primary School, and also benefits from a shop within walking distance at St. Marys Square.

£299,950 Freehold

ENTRANCE PORCH

Upvc front door. Space for shoes and coats. Inner door to:

LOUNGE 24' 3" x 11' 5" (7.39m x 3.48m) narrowing to 8'4" Spacious double aspect room with window to front and sliding doors to back garden. Ample space for living and dining furniture. Stairs to first floor. Radiator.

KITCHEN 11' 8" x 11' 0" (3.55m x 3.35m)

Gloss grey wall and base units with Quartz worktops. Inset black composite sink with drainer. Breakfast bar. Electric induction hob with cooker hood over. Double oven and grill. Integrated dishwasher, integrated washer/dryer. Space for freestanding fridge freezer. Under stairs cupboard. Radiator.

DOWNSTAIRS W.C

Close coupled W.C. Pedestal basin.

STUDY 13' 11" x 7' 10" (4.24m x 2.39m)

Currently used as home gym, would lend itself well to a home office, play room or bedroom. Built in storage cupboard. Ideal Logic boiler. Cupboard housing electrical consumer unit and meter. Radiator. Window to front.

FIRST FLOOR - LANDING

Loft hatch.

BATHROOM 10' 3" x 7' 10" (3.12m x 2.39m)

Very spacious bathroom with double ended bath, as well as walk in shower. Close coupled W.C. Basin on vanity unit with mirror fronted vanity unit above. Tiled floor. Heated towel rail. Window to rear.

BEDROOM 1 13' 1" x 9' 0" (3.98m x 2.74m) Window to front. Radiator.

BEDROOM 2 10' 8" x 9' 0" (3.25m x 2.74m) Window to rear. Radiator.

BEDROOM 3 10' 4" x 10' 1" (3.15m x 3.07m) Window to front. Radiator.

OUTSIDE

FRONT GARDEN

Driveway parking. Lawn to one side. Palm tree.

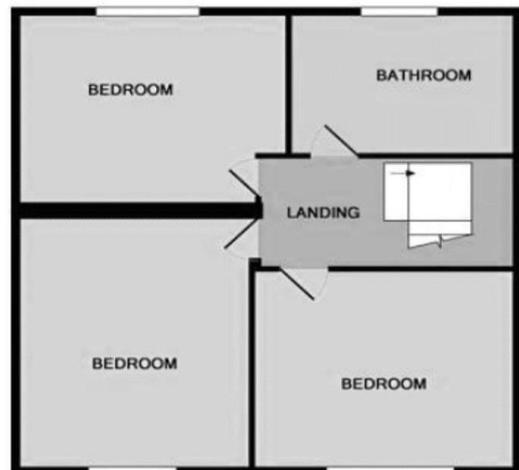
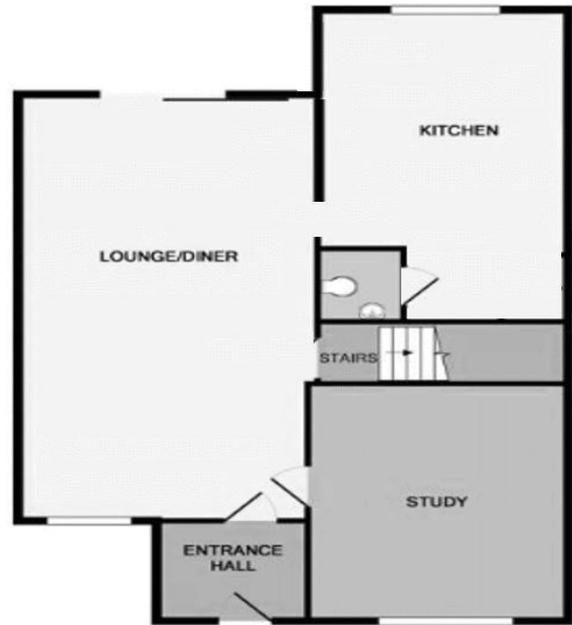
BACK GARDEN

Raised composite decking area adjacent to property. Terraced lawn. Gated access to side path. Outside tap.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

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



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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