

## Penn Meadows Close, Brixham, TQ5 9PS



This spacious **DETACHED FAMILY HOME**, offering roughly 30 sq. metres of living space, is situated on the tranquil setting of Penn Meadows Close. Upon entering, you're greeted by a central hallway accessing a spacious lounge with bay window and double doors flowing through to the dining room and into the conservatory, this layout is perfect for entertaining or enjoying peaceful family time. The kitchen comes equipped with integrated appliances, as well as a separate utility room with access to the back garden. The first floor offers a family bathroom, along with four spacious bedrooms, with the master and second bedrooms each benefiting from their own en-suites, adding a touch of privacy and convenience. There is a further bedroom / study on the ground floor along with a handy W.C. Driveway parking and a double garage are to the front of the property, whilst a beautifully presented, secluded garden is to the rear. Penn Meadows Close itself benefits from the South West Coastal Path and Berry Head Nature Reserve being within walking distance. The property is being offered for sale with **NO ONWARD CHAIN**.

### £595,000 Freehold

## ENTRANCE HALL

Canopy covering front door. Radiator. Stairs to first floor.

## KITCHEN / DINING ROOM 15' 1" x 14' 4" (4.59m x 4.37m)

Spacious Kitchen with ample space for table and chairs. Wall and base units with stone effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash backs. Integrated fridge freezer, integrated dishwasher. Bosch double oven and grill. Four ring gas hob with cooker hood over. Radiator.

## UTILITY ROOM 7' 9" x 4' 9" (2.36m x 1.45m)

Matching wall and base units with stone effect worktops. Stainless steel sink with drainer. Space for washing machine and tumble drier. Radiator. Door to side path. Wall mounted boiler.

## DINING ROOM 11' 6" x 10' 8" (3.50m x 3.25m)

Double doors opening into conservatory, and double doors opening into lounge. Radiator.

## LOUNGE 18' 10" x 11' 6" (5.74m x 3.50m)

Spacious double aspect room with bay window to front. Central fireplace with gas fire. Two radiators.

## CONSERVATORY 13' 2" x 12' 2" (4.01m x 3.71m)

Double opening French doors accessing back garden. spacious and bright room.

## W.C 7' 8" x 3' 3" (2.34m x 0.99m)

Close coupled W.C. Wall mounted basin. Window.

## OFFICE / STUDY 8' 5" x 7' 7" (2.56m x 2.31m)

Window to front. Radiator. Could be used as 5th bedroom.

## FIRST FLOOR - LANDING

Airing cupboard with hot water tank. Loft hatch. Radiator.

## BATHROOM 6' 9" x 6' 10" (2.06m x 2.08m)

Bath in tiled surround with shower head. Separate shower cubicle. Pedestal basin. Close coupled W.C. Radiator. Window.

## BEDROOM 1 12' 5" x 11' 7" (3.78m x 3.53m)

Spacious double room. Window. Radiator. Built in wardrobe.

## EN-SUITE 1 8' 9" x 3' 11" (2.66m x 1.19m)

Close coupled W.C. Pedestal basin. Shower. Radiator. Window.

## BEDROOM 2 12' 8" x 10' 7" (3.86m x 3.22m)

Window. Radiator. Built in wardrobes.

## EN-SUITE 2 7' 2" x 3' 11" (2.18m x 1.19m)

Close coupled W.C. Pedestal basin. Shower. Radiator. Window.

## BEDROOM 3 11' 0" x 8' 6" (3.35m x 2.59m)

Window. Radiator.

## BEDROOM 4 12' 4" x 8' 9" (3.76m x 2.66m)

Window. Radiator.

## OUTSIDE

### FRONT GARDEN

Lawned garden with central pedestrian path to front door. Block paved driveway parking for two cars. Gated access to back garden.

### DOUBLE GARAGE 16' 9" x 16' 6" (5.10m x 5.03m)

Double garage with central dividing wall. Pedestrian door to side. Two up and over doors to front. Power and lighting.

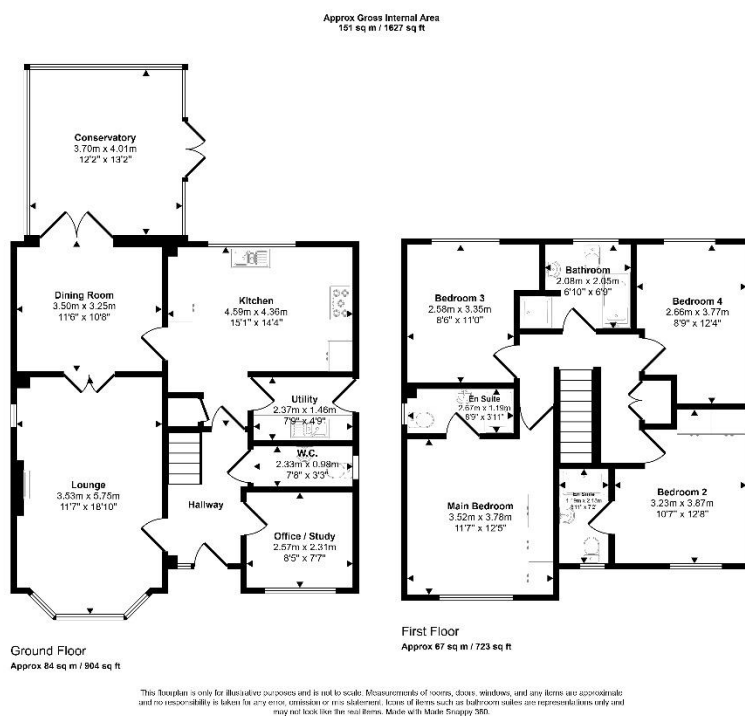
### BACK GARDEN

Tranquil and private garden with block paved patio area adjacent to property. Large lawn with border flower beds. Mature planting with trees to be bottom of the garden (these trees are subject to TPOs). Gated access to front.

## ENERGY PERFORMANCE RATING: C

## COUNCIL TAX BAND: E

**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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