

Raddicombe Drive, Brixham, TQ5 0EZ



Located on Raddicombe Drive this **THREE BEDROOM DETACHED HOUSE** enjoys stunning open and sea views and incorporates a **ONE BEDROOM ANNEX** which is currently holiday let. The property is a reverse level design, making the most of the views, on the entrance level is a spacious lounge dining room with outstanding views, central log burner and balcony. There is also a modern fitted kitchen with separate utility room allowing access to the double garage. On the ground floor is a family bathroom and three bedrooms, the master having an en-suite and patio doors accessing the rear garden. The current owners successfully holiday lets part of the property, this consists of a bedroom, separate kitchen / dining / living room and shower room. This does have access to the main house, but the door is locked when in use. Outside there is driveway parking, as well as truly stunning surrounding gardens with multiple secluded seating area amongst the array of beautiful plants. Planning permission was passed for a detached two bedroom house to be built in the garden, this has now lapsed..

£485,000 Freehold

ENTRANCE HALL

Composite front door. Large airing cupboard. Stairs to lower floor. Radiator.

'L' SHAPED LOUNGE/DINING ROOM 23' 7" x 19' 7" (7.18m x 5.96m narrowing to 3.58m) Dual aspect room with views across the rolling countryside to the sea beyond and over the town of Brixham. Central fireplace with fitted wood burner. Vaulted ceiling with exposed beams. Ample space for dining room table and chairs. Sliding patio doors out to ...

BALCONY

Metal balustrade enjoying a lovely view over the fields to the sea and Brixham town centre.

KITCHEN 11' 7" x 9' 11 (3.53m x 3.02m)

Blue wall and base units with granite effect worktops and tiled splash backs. Sink with drainer. Free standing Belling range style cooker with 5 ring induction hob and cooker hood over. Window to rear with open and sea views. Archway to Utility room.

UTILITY ROOM 13' 10" x 4' 8 (4.21m x 1.42m)

Matching units and working surfaces with tiled splashback. Stainless steel sink unit. Plumbing for washing machine and dishwasher. Space for tumble dryer and fridge. Worcester oil fired combi central heating boiler. Door to integral garage.

INTEGRAL GARAGE 14' 4" x 13' 11" (4.37m x 4.24m)

Electric roller door. Power and lighting. Electric consumer unit.

CLOAKROOM

White pedestal washbasin and low flush W.C. Access to roof void. Green marble effect part tiled walls. White ceramic tiled floor. Window with opaque glass.

LOWER FLOOR

SPACIOUS LOWER HALL

Two good size storage cupboards. Space under stairs ideal for desk / storage.

MASTER BEDROOM 15' 8" x 11' 7 (4.77m x 3.53m) plus large spacious window recess A bright dual aspect room with views over the garden, countryside and sea beyond. Range of attractive fitted bedroom furniture including wardrobes, drawers and bedside cabinets. Chest of drawers with cupboards over. Sliding patio doors out to garden. Radiator. Door to ...

EN-SUITE SHOWER ROOM

Tiled large shower cubicle with fitted shower and glazed door. White low flush W.C. and pedestal washbasin with large wall mirror over. Shaver point. Green marble effect wall tiling to dado height. Radiator. Window to side.

BEDROOM 2 11' 8" x 11' 6 (3.55m x 3.50m)

Views across the garden, countryside and sea beyond. Radiator.

FAMILY BATHROOM

White suite of panelled bath with fitted shower over, pedestal washbasin and low flush W.C. Recess with mirror. Ceramic tiled floor and fully tiled walls. Radiator.

SEPARATE LETTABLE ACCOMODATION

GUEST BEDROOM 11' 8" x 10' 0 (3.55m x 3.05m)

Lovely views. Radiator Door to ...

KITCHEN / DINING / LIVING ROOM 20' 0" x 13' 8 (6.09m x 4.16m) maximum dimensions A large spacious room with sliding patio doors out to rear garden and further window to side. Ample space for living room furniture. **KITCHEN** Cream wall and base units with wood effect worktops and tiled upstands. Four ring electric hob with cooker hood over. Electric oven. Inset stainless steel sink with drainer. Space for washing machine and fridge freezer. Breakfast bar.

EN-SUITE SHOWER ROOM

Modern shower room with walk in style shower. Basin on grey vanity unit. Close coupled W.C.

OUTSIDE

BRICK PAVED PARKING AREA

Driveway parking for multiple vehicles. Gate and steps down to rear garden.

FRONT GARDEN

Beautifully planted garden with central lawn area and paved pathway.

DELIGHTFUL REAR GARDEN

Stunning rear garden landscaped to create a brilliant garden. Good size patio area adjacent to property, enjoying open views. Incredibly well stocked garden with plants ranging from bedding flowers to tree ferns and a feature Mimosa tree! Lawn area. Separate raised deck with open and sea views.

PLANNING PERMISSION

Planning permission for a 2 Bedroom Reverse level House to the side of the main house has previously been approved (this planning has now lapsed).

COUNCIL TAX E

ENERGY RATING F



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 B001568 Written by: Bill Bye