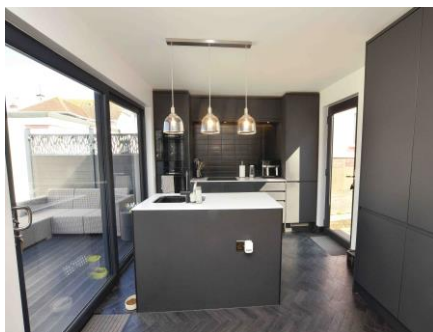


Beverley Rise, Brixham, TQ5 9NQ



This stunning three-bedroom **CHALET BUNGALOW** is a must-see. Recently re-modelled and modernised and in immaculate condition, this home offers an open and airy living space. The standout features include a fabulous contemporary kitchen with an island and integrated appliances, which is open to a great dining/family room overlooking the rear garden. The generous lounge with a bay window and oak flooring is a great place to relax. A super family bathroom/w.c. and two double bedrooms are also located on the ground floor and the principal bedroom is situated on the first floor, there is a shower room/w.c. and a walk-in closet just outside the door. A useful office space and under eaves storage have been created in the remaining space upstairs.

Outside, the property features driveway parking, front and rear gardens with an inviting outdoor patio and decking area, perfectly suited for relaxation and entertaining, plus a utility/store (former garage).

Beverley Rise is ideally placed for both convenience and leisure. The town centre with its array of local amenities, including shops, cafes, and restaurants, harbour and waterfront is within 1 mile. A regular bus service to town, Paignton and Torquay is also a short stroll away.

£420,000 Freehold

ENTRANCE HALL. Double glazed entrance door to spacious entrance hall with oak herringbone style flooring, radiator and staircase to the first floor. Doors to:

LOUNGE. 15' 0" x 13' 7" in to bay (4.57m x 4.14m)

A most comfortable lounge with double glazed bay window to front aspect. Oak flooring and fireplace recess with oak mantel over. Radiator.

KITCHEN/DINING/FAMILY ROOM

DINING/SEATING AREA. 10' 11" x 14' 4" in to bay window (3.32m x 4.37m)

A fabulous social and entertaining space with soft seating and ample space for table and chairs. Oak herringbone flooring. Double glazed square bay window to rear garden enjoying an open outlook over Brixham to the fields beyond. Fitted cupboards matching the kitchen area. Vertical radiator.

KITCHEN AREA. 11' 1" x 10' 1" (3.38m x 3.07m)

Beautifully fitted with striking, matt black units and white Corian working surfaces with island feature and patio doors opening to exterior seating and the garden. There are Bosch appliances including integral dishwasher & fridge/freezer, twin ovens and induction hob to side. Feature lighting and flooring. Double glazed door to the front access.

GROUND FLOOR BEDROOM 2. 12' 5" x 11' 6" (3.78m x 3.50m) Double glazed window to front. Grey wood effect flooring. Radiator.

GROUND FLOOR BEDROOM 3. 11' 6" x 10' 7" (3.50m x 3.22m) Double glazed window with lovely open outlook to rear. Radiator. Wood effect flooring.

GROUND FLOOR BATHROOM/W.C. 6' 6" x 8' 0" (1.98m x 2.44m) Contemporary style bathroom with panelled bath with fitted shower over and shower screen to side. Two drawer bathroom unit with inset washbasin. Low level W.C. Tiled surrounds. Heated towel rail. Two double glazed windows.

FIRST FLOOR LANDING.

The first floor landing has been cleverly thought out and has made the best use of the space having a useful office area and walk in cupboard currently used as walk in wardrobe. Large Velux window to front and access to under eaves storage. housing Baxi combination boiler. Doors to:

BEDROOM 1. 10' 5" x 12' 10" (3.17m x 3.91m)

Double glazed window to rear enjoying a super open outlook over Brixham with the countryside beyond. Radiator. Access to under eaves storage.

SHOWER ROOM/W.C.

Comprising tiled shower with glass entry door and fitted overhead shower. Concealed flush W.C. Vanity cupboard with inset basin. Extractor fan. Double glazed window.

OUTSIDE

FRONT. To the front of the property there is driveway parking and two lawns with stone boundary walls to front. Inset cherry tree and shrubs.

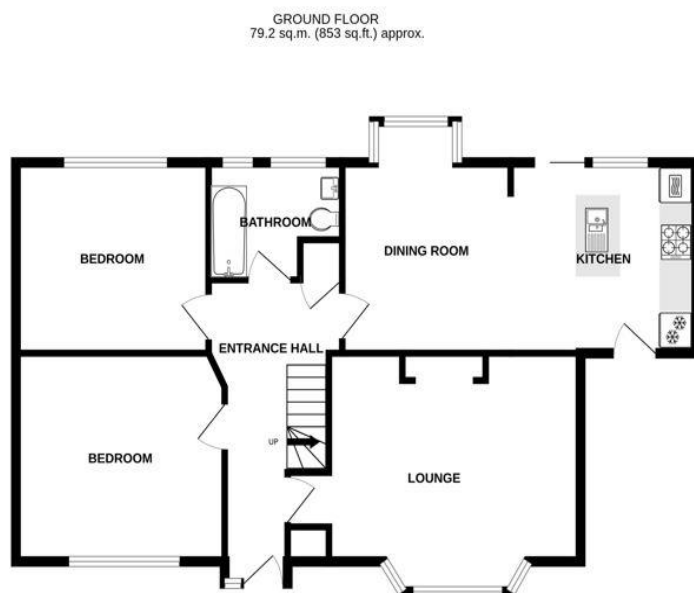
REAR. An enclosed rear garden with smart composite seating area adjacent to the property and steps down to a paved patio and lawn with flowerbeds. Access to:

UTILITY/STORE. 16' 8" x 8' 5" (5.08m x 2.56m)

The former garage has been utilized as a useful storage space or workshop with a utility area having fitted cupboards and worktop with sink and drainer. Plumbing for washing machine and ample space for further white goods.

ENERGY RATING: C COUNCIL TAX BAND: C

NOTE: The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.



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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