

## Longcroft Drive, Brixham, TQ5 0EB



An ideal first time buy or investment. A terraced **TWO BEDROOM HOUSE** located in a handy spot within walking distance of a local primary school and the amenities of St. Mary's Square. Brixham town centre and harbour are approximately one mile distant.

The house offers a useful store and porch to front and dual aspect, 24ft lounge/dining room allowing ample space living/dining. To the rear there is a fitted kitchen with door opening to the rear garden.

The first floor provides a modern bathroom/w.c. and two double bedrooms along with useful box/storage room which has been created from one of the bedrooms.

There is gas fired central heating and double glazing. Outside are front and rear gardens and ample on street parking.

### £230,000 Freehold

## GROUND FLOOR.

Double glazed entrance door to:

## ENTRANCE PORCH.

Good size porch and useful store area.

## ENTRANCE HALL.

Staircase to the first floor. Cloaks cupboard. Radiator.

## LOUNGE/DINING ROOM. 23' 7" x 11' 4" (7.18m x 3.45m) max.

A double aspect, light and bright room with double glazed window to front and rear. Fire surround with inset electric fire. Ample space for dining table and chairs along with the lounge area.

## KITCHEN. 11' 0" x 7' 6" (3.35m x 2.28m)

Fitted with a range of wall and base cupboards and wood effect working surfaces. Inset stainless steel sink and drainer. Built in oven with four burner gas hob and cooker hood over. Space for white goods. Tiled surrounds. Double glazed window and door to the rear garden.

## FIRST FLOOR.

Landing with loft access hatch and cupboard housing hot water cylinder and boiler. Doors to:

## BEDROOM 1. 13' 8" x 8' 3" (4.16m x 2.51m)

Double glaze window to rear. Radiator.

## BEDROOM 2. 9' 7" x 10' 4" (2.92m x 3.15m)

Double glazed window to front. Radiator.

## BOX/STORAGE ROOM. (Created from the original bedroom) 7' 6" x 6' 7" (2.28m x 2.01m)

This useful space originally formed part of the front bedroom.

## BATHROOM/W.C.

Modern white suite comprising panelled bath with 'Mira' independent electric shower over. Pedestal washbasin and low level W.C.. Contemporary tiling to walls. Heated towel rail. Double glazed window.

## OUTSIDE.

The front garden is lawned with path to the front door.

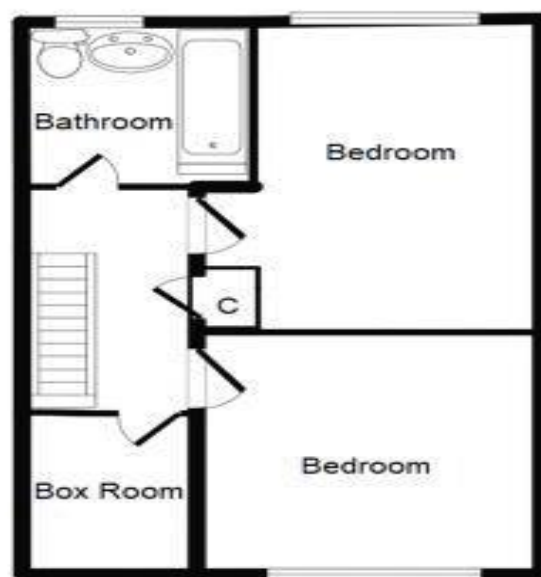
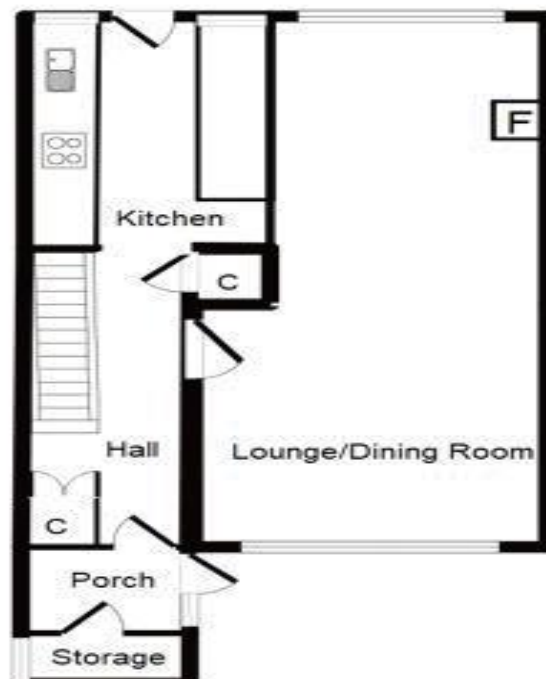
## REAR GARDEN.

The rear garden is enclosed and enjoys a sunny aspect. There is a good size patio adjacent to the house with raised flowerbed. Steps up to a terrace which has artificial grass. Rear access gate.

## COUNCIL TAX BAND: B

## ENERGY RATING: D

**NOTE:** The property is connected to mains services and drainage. 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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