

Vicarage Close, Brixham, TQ5 8JQ



Step into this **TWO BEDROOM TERRACED HOUSE** located in a peaceful cul-de-sac in the charming town of Brixham. Spanning roughly 95 sq. metres, this freehold home boasts a contemporary yet welcoming layout, arranged thoughtfully across three floors. Approaching the residence, you're met with a covered front entrance, leading into a hallway, the stairs lead up to a spacious open plan lounge and dining area that features a cozy atmosphere ideal for both relaxation and entertaining. The family room opens up to a lovely balcony, surrounded by tranquil views. The modern kitchen is designed with wood effect units, offering abundant storage and style. It provides convenient access to the rear courtyard, making it both functional and inviting. Moving upstairs, the property features two well-appointed bedrooms, including a spacious master bedroom with a built-in wardrobe that enhances storage solutions without sacrificing floor space. Outside, the home benefits from a rear courtyard garden, and an integral garage adds to the convenience, providing secure parking and storage options.

£259,950 Freehold

ENTRANCE HALL

Upvc front door. Night Storage Heater. Understairs cupboard.

W.C

Low level W.C. Wall mounted corner basin. Window.

LOUNGE / DINING ROOM 22' 6" x 14' 0" (6.85m x 4.26m) at largest

Window and door to balcony. Space for living and dining furniture. Night Storage Heater.

BALCONY

Metal railings.

KITCHEN / DINING ROOM 14' 0" x 8' 10" (4.26m x 2.69m)

Wood effect wall and base units with stone effect worktops. Stainless steel sink with drainer. Tiled splashbacks. Freestanding electric oven and hob with cooker hood over. Integrated dishwasher. Space for freestanding fridge freezer. Space for table and chairs. Window and door to rear courtyard.

TOP FLOOR - LANDING

Airing cupboard with hot water tank. Skylight and suntube.

BEDROOM 1 13' 11" x 12' 1" (4.24m x 3.68m)

Window to front. Electric radiator. Built in wardrobe.

BEDROOM 2 13' 10" x 8' 10" (4.21m x 2.69m) at largest

Built in wardrobes and dresser. Window to rear. Electric Radiator.

BATHROOM

Bath in tiled surround. Low level W.C. Pedestal basin. Shower cubicle with panelled surround and Mira electric shower.

OUTSIDE

FRONT

Covered area with access to front door and garage. Outside light.

GARAGE 16' 2" x 8' 0" (4.92m x 2.44m)

Power and lighting. Outside tap. Plumbing for washing machine.

REAR COURTYARD

Enclosed patio courtyard with space for table and chairs. Outside light.

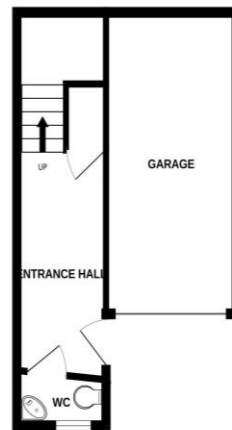
ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: B

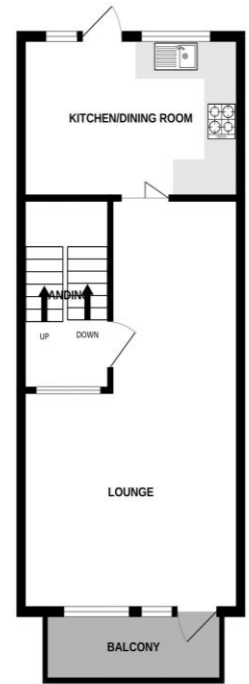
AGENTS NOTES:

The property is connected to mains services and drainage. The Ofcom website indicates that broadband is available. Please check with your mobile provider for mobile coverage.

ENTRANCE FLOOR
24.8 sq.m. (267 sq.ft.) approx.



1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



2ND FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA: 106.9 sq.m. (1151 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 B002034 Written by: Bill Bye