

Springdale Close, Brixham, TQ5 9RL



Located on the quiet setting of Springdale Close, this **THREE BEDROOM SEMI-DETACHED HOUSE** is being offered for sale with **NO ONWARD CHAIN**. Springdale Close itself is roughly a mile away from the fishing town of Brixham, whilst the local shop is just around the corner on Castor Road. The stunning South Devon coastline is within easy reach with St Mary's Bay within easy walking distance. The property itself is arranged across roughly 80 square meters, as you enter via the front porch, you are welcomed into the spacious double aspect lounge / dining room with double opening French doors connecting the back garden. The central hall allows access to the integral garage, along with modern fitted kitchen complete with range style cooker and through to the rear conservatory / utility room. On the first floor is a well appointed shower room with rainfall shower, along with three good sized bedrooms. The principal and second bedrooms benefit from built in wardrobes. Stepping outside you will find two driveways creating ample off road parking, a pathway to the side of the property leads to gated access to the back garden. Landscaped with a large central patio, the back garden offers a private setting for relaxation or entertaining.

£310,000 Freehold

ENTRANCE HALL

Upvc front door. Space for shoes and coats. Inner door to:

LOUNGE / DINING ROOM 24' 10" x 10' 6" (7.56m x 3.20m)

Double aspect room with window to front and double opening French doors to rear. Ample room for dining and living room furniture. Two radiators.

INNER HALL

Under stairs cupboard. Stairs to first floor.

KITCHEN 10' 4" x 9' 1" (3.15m x 2.77m)

Wood effect wall and base units. Black wood grain worktops. One and a quarter bowl sink with drainer. Tiled splashback. Newworld range style cooker with cooker hood over. Space for fridge freezer. Tiled floor.

REAR PORCH / UTILITY 8' 9" x 3' 10" (2.66m x 1.17m)

Upvc construction. Door to back garden. Space for and plumbing for washing machine and tumble drier.

FIRST FLOOR - LANDING

Loft hatch. Cupboard.

BEDROOM 1 10' 0" x 12' 0" (3.05m x 3.65m)

Built in wardrobes. Radiator. Window to front.

BEDROOM 2 10' 5" x 10' 8" (3.17m x 3.25m)

Built in wardrobes. Window to rear. Radiator.

BEDROOM 3 8' 11" x 8' 1" (2.72m x 2.46m)

Window to front. Radiator.

SHOWER ROOM 8' 0" x 6' 2" (2.44m x 1.88m)

Large shower cubicle with rainfall shower head. Basin on vanity unit. W.C with concealed cistern. Fully tiled walls. Heated towel rail. Two windows to rear.

OUTSIDE

FRONT

Two driveways creating off road parking. Gated access to back garden.

GARAGE 15' 7" x 7' 9" (4.75m x 2.36m)

Electric roller door. Power and lighting.

BACK GARDEN

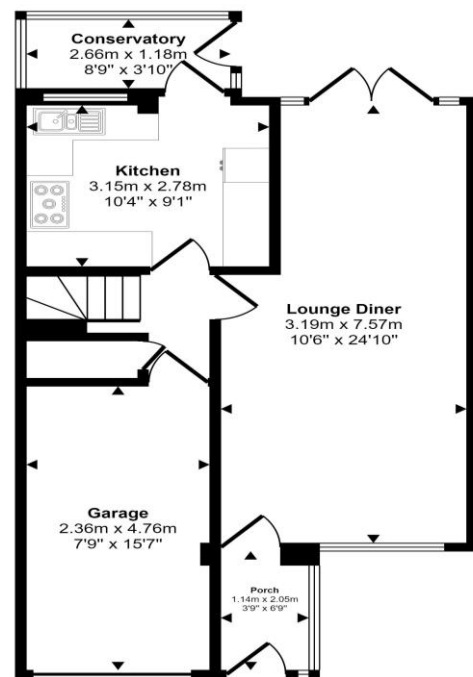
Central patio area adjacent to property. Border flower beds with mature shrubs. Gated access to front.

ENERGY PERFORMANCE RATING: C

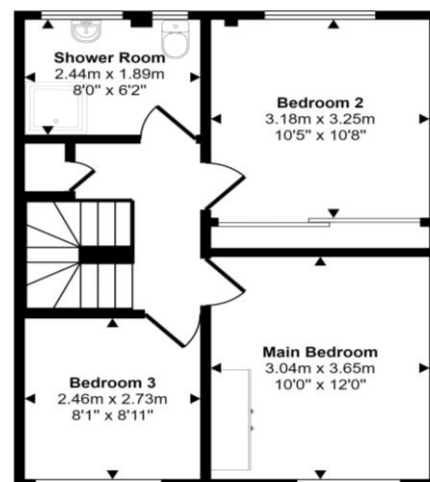
COUNCIL TAX BAND: C

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Ground Floor
Approx 55 sq m / 591 sq ft



First Floor
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 B002036 Written by: Bill Bye