

Westfield Close, Brixham, TQ5 0ED



A 2/3 bedroom **END OF TERRACE HOUSE** enjoying a sunny aspect at the top of Westfield Close, located on a quiet walkway with ample on street parking close-by. This neat and tidy house is ready to move into and is for sale with **NO ONWARD CHAIN**. Viewing advised.

Internally there is a good size dual aspect lounge/dining room, with patio doors to the rear garden, fitted kitchen again, with access to the rear garden and useful utility area off the entrance porch. On the first floor there is a family bathroom/w.c. and two bedrooms, the principal being a double room with built in storage cupboard. Off the good size second bedroom is a further room that is currently used as a bedroom, but could also be used as an office if required. Gas fired central heating is installed along with double glazing.

Outside, there are larger than expected, enclosed front and rear gardens.

Amenities are nearby at St. Mary's Square along with two primary schools within walking distance. The town centre and harbour are approximately one mile distant.

£255,000 Freehold

GROUND FLOOR

ENTRANCE PORCH.

Double glazed entrance door to spacious porch with access to a useful **UTILITY AREA**

Further double glazed door to:

ENTRANCE HALL.

Staircase to the first floor with under stairs cupboard. Cloaks cupboard. Radiator. Doors to:

LOUNGE/DINING ROOM. 23' 8" x 9' 8" widening to 11' 5" (7.21m x 2.94m)

Dual aspect room with double glazed sliding patio doors to the rear opening to the rear garden and full height double glazed window to front. Radiator.

KITCHEN. 11' 1" x 7' 5" (3.38m x 2.26m)

Range of wood effect wall and base cupboards and granite style working surfaces with inset stainless steel sink and drainer. Tiled surrounds. Freestanding 'Zanussi' gas cooker. Spaces for further white goods. Double glazed door and window to the back garden.

FIRST FLOOR.

Landing with loft access hatch. Cupboard housing 'Ideal' combination boiler.

BEDROOM 1. 14' 3" x 9' 7" (4.34m x 2.92m)

Double glazed window top front. Radiator. Built in storage cupboard.

BEDROOM 2. 8' 7" x 7' 7" widening to 11' 4" (2.61m x 2.31m)

Double glazed window. Radiator. Opening to:

OFFICE/BEDROOM. 9' 0" x 5' 10" (2.74m x 1.78m)

Double glazed window. Radiator.

BATHROOM/W.C.

Comprising white suite of panelled bath, pedestal wash basin and low level W.C. Shower enclosure with fitted 'Mira' independent electric shower. Part Panelled wall surrounds. Double glazed windows. Heated towel rail.

OUTSIDE

FRONT GARDEN.

The front garden is laid to lawn with pathway to the front door. The garden continues around the side of the house via a gateway.

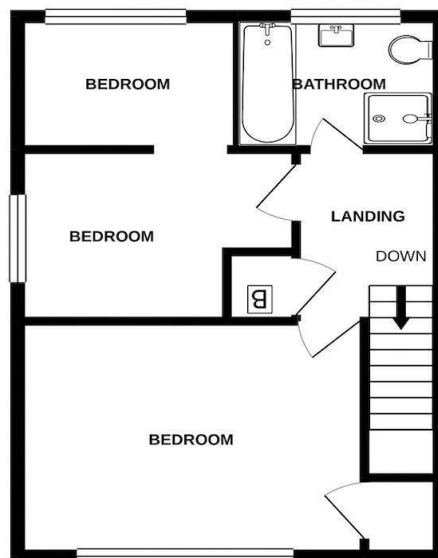
REAR GARDEN

Enclosed rear garden enjoying a sunny aspect. Landscaped with artificial grass and gravelled seating areas.

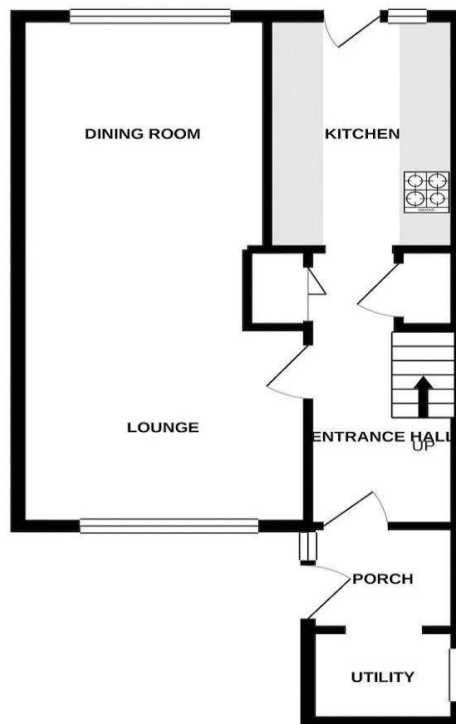
COUNCIL TAX BAND: B ENERGY RATING: C

NOTE: The property is connected to all mains services. The Ofcom website indicates standard, superfast and ultrafast broadband is available.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



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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