

**ENTRANCE PORCH**

Inner Upvc door to:

**ENTRANCE HALL**

Stairs to first floor. Three radiators. Extensive built in cupboards. Large walk in storage cupboard with Rad.

**W.C**

Close coupled W.C. Basin on vanity unit. Radiator.

**SHOWER ROOM**

Shower cubicle with Mira electric shower. Electric heated towel rail.

**GROUND FLOOR BEDROOM 1 17' 1" x 11' 5" (5.20m x 3.48m)**

Spacious room currently housing two bunk beds and a single bed. Vaulted ceiling with Velux style windows. Radiator.

**GROUND FLOOR BEDROOM 2 17' 4" x 6' 6" (5.28m x 1.98m)**

Very spacious room with double and twin beds. Window to front. Radiator.

**HOBBIES ROOM 21' 7" x 12' 0" (6.57m x 3.65m)**

Very large room perfect for hobbies or could easily be converted into many uses, for example gym, cinema room or home office. Window to side and rear. External door to side walkway. Radiator.

**UTILITY ROOM 13' 0" x 4' 3" (3.96m x 1.29m)**

Marble effect worktop with stainless steel sink. Space under for appliances.

**FIRST FLOOR - LANDNG**

Loft hatch. Airing cupboard with hot water tank.

**SHOWER ROOM 8' 0" x 5' 4" (2.44m x 1.62m)**

Shower cubicle with Triton electric shower. Close coupled W.C. Basin on gloss white vanity unit. Window to front. Heated towel rail.

**BEDROOM 3 12' 6" x 12' 0" (3.81m x 3.65m)**

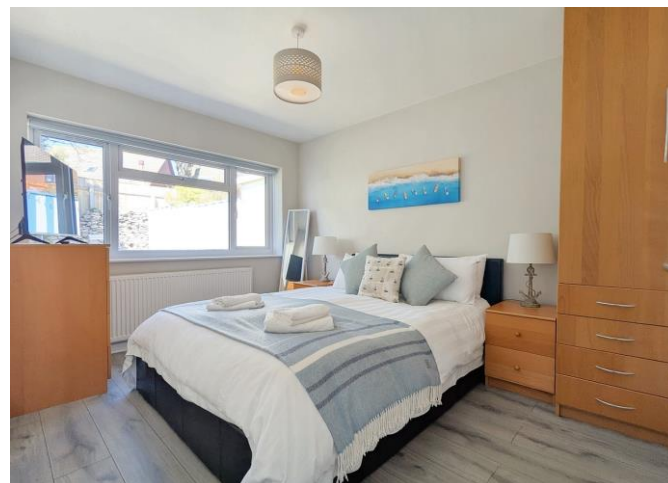
Spacious room with bay window to front. Radiator.

**BEDROOM 4 11' 9" x 8' 11" (3.58m x 2.72m)**

Window to rear. Radiator.

**BEDROOM 5 9' 6" x 8' 8" (2.89m x 2.64m)**

Window and Upvc door to rear. Radiator.

**LOUNGE 16' 4" x 14' 8" (4.97m x 4.47m)**

Open style layout with picture window to front. Radiator. Upvc door accessing:

**BALCONY**

Forward facing balcony with open views.

**KITCHEN 8' 9" x 8' 9" (2.66m x 2.66m)**

Modern gloss white kitchen with granite effect worktops and upstands. Four ring electric hob with glass splash back and cooker hood over. Integrated electric oven as well as separate integrated combi microwave / oven. Integrated dishwasher. One and a quarter bowl white ceramic sink with drainer. Bespoke breakfast bar with lighting.

**CONSERVATORY 15' 7" x 13' 4" (4.75m x 4.06m)**

Spacious conservatory with vaulted ceiling and sliding door to back garden. Currently used as a dining room.

**OUTSIDE****BACK GARDEN**

Raised patio area enjoying a sunny aspect. Central lawn. Outside tap and light. Garden shed / summerhouse.

**FRONT GARDEN**

Block paved driveway providing parking for multiple cars. Lawn. Border beds with Palm tree. Gated access to both sides.

**ENERGY PERFORMANCE RATING: C****COUNCIL TAX BAND: E**

**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.

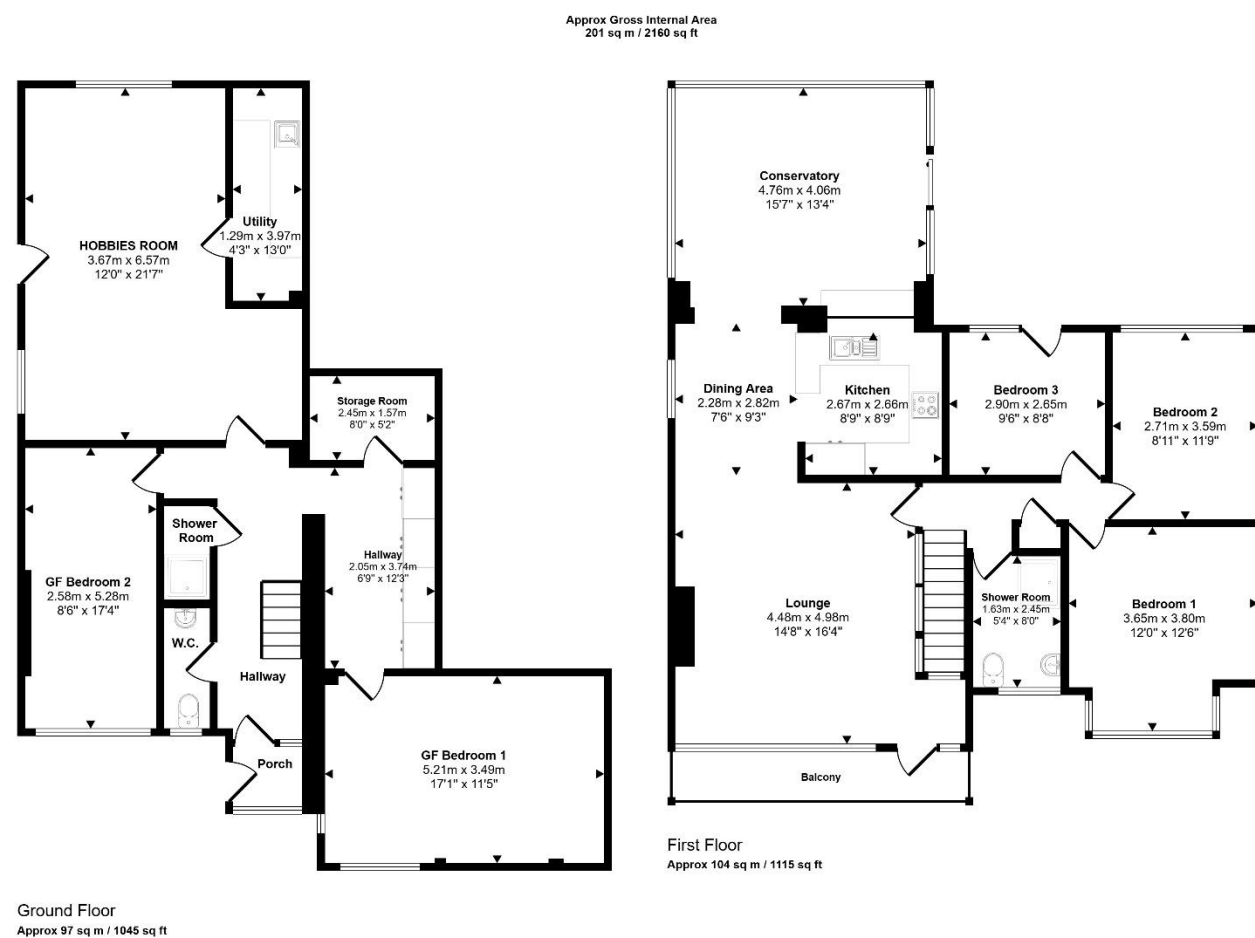


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B002042 Written by: Bill Bye



## Wall Park Close, Brixham, TQ5 9UN



LAYOUT GUIDE ONLY – NOT TO SCALE



Located on the ever popular Wall Park Close, this **FIVE BEDROOM DETACHED HOUSE** offers a wealth of accommodation across roughly 186 square meters of internal accommodation. With the added benefit of having **NO ONWARD CHAIN**. Wall Park Close itself is a sought after spot, due to the quiet and tranquil surroundings, as well as having Brixham's picturesque town and harbour within walking distance. The property itself has been in the same ownership since 1996, it was a much loved family home and has most recently been used as a very successful holiday let. An extensive refurbishment was undertaken in 2020, which has created a truly beautiful home. As you step inside, the ground floor provides two incredibly spacious bedrooms, along with a shower room, large hobbies room and utility. The real hub of the house is the semi open plan style lounge, kitchen, dining room. These three rooms are all separate spaces, with a flowing layout creating an open feel. The forward facing lounge floods the property with light and allows access to the balcony. The modern gloss white kitchen comes complete with integrated appliances and a bespoke breakfast bar, whilst the large conservatory to the rear creates a fantastic dining area allowing access to the back garden. There are a further three bedrooms on the first floor, along with a well finished shower room. Outside, beautifully kept gardens are to the front and rear. The back garden enjoys a private, elevated seating area, with central lawn, whilst the front provides off street parking. Internal viewing is highly recommended to understand the space and quality on offer.

**£550,000 Freehold**