

Trafalgar Terrace, Higher Furzeham Road, Brixham, TQ5 8QT



This spacious traditional **END TERRACE VICTORIAN HOUSE**, which has undergone a refurbishment of renewals and improvements by the current owners to provide a comfortable family home. 14 Trafalgar Terrace has flexible accommodation spread over 3 floors with 2 separate reception rooms, 4 good size Bedrooms, a handy study/nursery, and 2 separate Shower Rooms. The Kitchen is attractively fitted with pale grey fronted units and built-in appliances and there is a very useful utility area off. Trafalgar Terrace is an imposing row of similar homes along Higher Furzeham Road and enjoys a level location close to Furzeham Green with its fabulous views over the harbour whilst Fishcombe Cove and Battery Gardens are also only a short walk away. Gas fired central heating has been installed together with UPVC framed double glazing. To the front is a hardstanding for one car and to the side is a small patio area. With NO ONWARD CHAIN this family home should be viewed to fully appreciate its spaciousness.

£395,000 Freehold

GROUND FLOOR

Half glazed UPVC framed double glazed opening door to ...

ENTRANCE LOBBY

Wood effect flooring. Double doors opening to ...

SPACIOUS ENTRANCE HALL

Dado rail. Radiator with ornate cover. Feature ceiling arch. Built in understair storage cupboard.

BAY WINDOWED LOUNGE 16' 3" into bay x 13' 11" (4.95m x 4.24m) UPVC framed double glazed bay window. Coved ceiling. Two radiators. Fireplace with coal effect gas fire with marble hearth. Wood effect flooring.

DINING ROOM 11' 3" x 11' 4" (3.43m x 3.45m)

Recesses with built-in cupboards with shelving over. Dado rail. Two radiators. UPVC framed double glazed window. Wood effect flooring.

KITCHEN 12' 2" plus door recess x 7' 5" (3.71m x 2.26m)

Pale grey fronted wall and base units with wood effect working surfaces. White tiled splashback. Integrated dishwasher and fridge. Inset Zanussi black gas hob with cooker hood over. Built-in Zanussi oven with matching microwave oven over. Inset white butler sink. Breakfast bar. Wood effect flooring. Two UPVC framed double glazed windows. Radiator.

UTILITY AREA 8' 6" x 2' 6" (2.59m x 0.76m)

Working surface with space below for washing machine and cupboard over. Wood effect flooring. UPVC framed double glazed door to side.

SHOWER ROOM/W.C. 7' 8" x 6' 6" (2.34m x 1.98m)

Large shower cubicle with twin shower heads, concealed flush W.C. and vanity unit with semi-recessed basin. White wall tiling and wood effect flooring. Radiator. UPVC framed double glazed window.

FIRST FLOOR

SPLIT LEVEL LANDING

Small understairs cupboard. Dado rail.

BEDROOM 1 13' 7" into bay x 13' 6" (4.14m x 4.11m)

UPVC framed double glazed bay window. Two recesses with shelving. Radiator.

BEDROOM 2 11' 3" x 11' 5" (3.43m x 3.48m)

Decorative period fireplace. UPVC framed double glazed window. Built-in wardrobe. Radiator.

BEDROOM 3 14' 5" x 8' 3" (4.39m x 2.51m)

Double radiator. Hatch to loft space. UPVC framed double glazed window.

BEDROOM 4/STUDY 8' 1" x 5' 4" (2.46m x 1.63m)

Radiator. UPVC framed double glazed window.

SHOWER ROOM/W.C. 8' 7" x 5' 6" (2.61m x 1.68m) Reducing to: 4'8" Shower cubicle with mixer shower. White low flush W.C. and pedestal washbasin. Towel rail/radiator. Cupboard housing gas fired central heating boiler. UPVC framed double glazed window.

TOP FLOOR

SMALL LANDING with shelved cupboard.

ATTIC BEDROOM 5 15' 8" x 14' 9" (4.77m x 4.49m)

Two access to under-eaves storage. Double radiator. Built-in hanging space. UPVC framed double glazed window to front enjoying sea views and to rear.

OUTSIDE

SMALL FRONT PARKING BAY. Pedestrian approach path to front door. **AT SIDE:** Small yard area to side.

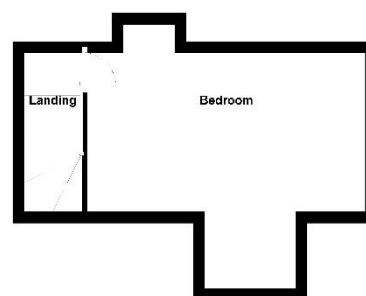
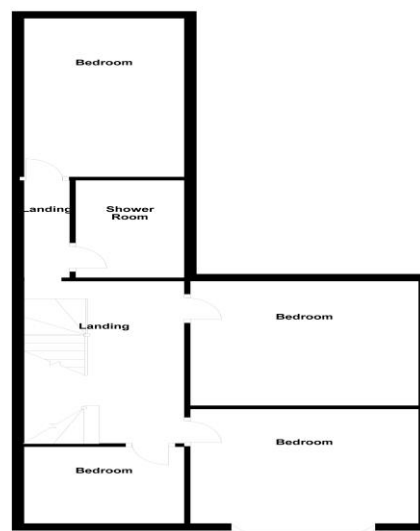
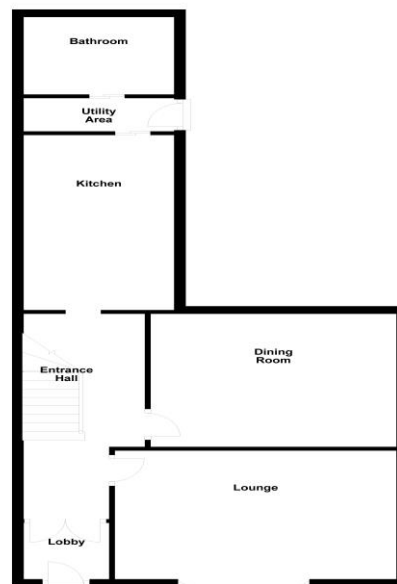
REAR STORE

Integrated secure lock-up storage room at rear of the house.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE: D

AGENT'S NOTE The Ofcom website indicates ultrafast broadband is available and mobile reception is limited at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



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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