

ENTRANCE PORCH.

Charming, good size entrance porch having double doors to front with stained glass detail. Tiled flooring. Part glazed inner door to:

LIVING ROOM. 22' 2" x 13' 2" (6.75m x 4.01m) max-reducing.

The living room spans the front of the house and is bathed in natural light from the two double glazed sash windows. The living room was originally two rooms, now opened up to one, with feature stone fire surround. Built in display shelving. Two radiators and modern, wall inset gas fire. To the rear of the room there is a lobby area with the staircase leading to the first floor and under stairs storage.

KITCHEN/DINING ROOM. 16' 8" x 8' 6" (5.08m x 2.59m) approx.

Dining area providing ample dining space for a family with lobby leading off to the rear access door and utility cupboard with space/plumbing for washing machine and white goods. Steps up to the kitchen which is fitted with a range of light wood effect wall and base cupboards, display cabinets and shelving. Granite working surfaces and one and a quarter bowl composite sink and drainer. 'Britannia' range style cooker with cooker hood over. Velux roof window and double glazed window to side aspect.

FIRST FLOOR.**BEDROOM 1. 20' 8" x 12' 2" (6.29m x 3.71m) max reducing**

The principal bedroom again, spans the front of the house with two double glazed sash windows letting lots of light and sunshine in. Two radiators. Built in display shelving and recess.

BEDROOM 4. 9' 8" x 5' 11" (2.94m x 1.80m) max

Double glazed window to rear. Radiator. Linen cupboard also housing 'Ideal' combination boiler (installed in October 2022)

FAMILY BATHROOM.

A luxurious bathroom comprising freestanding roll top bath, walk in double size shower and pedestal wash basin. Low flush W.C. Heated towel rail. Stripped wood flooring. Wood panelled to dado height. Two double glazed windows.

SECOND FLOOR**BEDROOM 2. 14' 5" x 11' 11" (4.39m x 3.63m) max**

Two large Velux windows to front. Radiator. Built in wardrobe/cupboard.

FRONT

To the front of the house there is an ample, gravelled parking area for several vehicles. Three steps up to a terrace to the front of the house.

**BEDROOM 3. 8' 5" x 9' 9" (2.56m x 2.97m)**

Double glazed windows to rear and side aspect. Built in wardrobe/cupboard. Radiator.

SHOWER ROOM/W.C.

Comprising shower enclosure with fitted shower. Saniflow W.C. Wall mounted hand basin with cupboard below. Velux window.

OUTSIDE.**REAR.**

Courtyard garden to rear with garden shed. From the garden rear access lane leads back to Lower Manor Road.

COUNCIL TAX BAND: C**ENERGY RATING: E****NOTE.**

The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for coverage in the area.



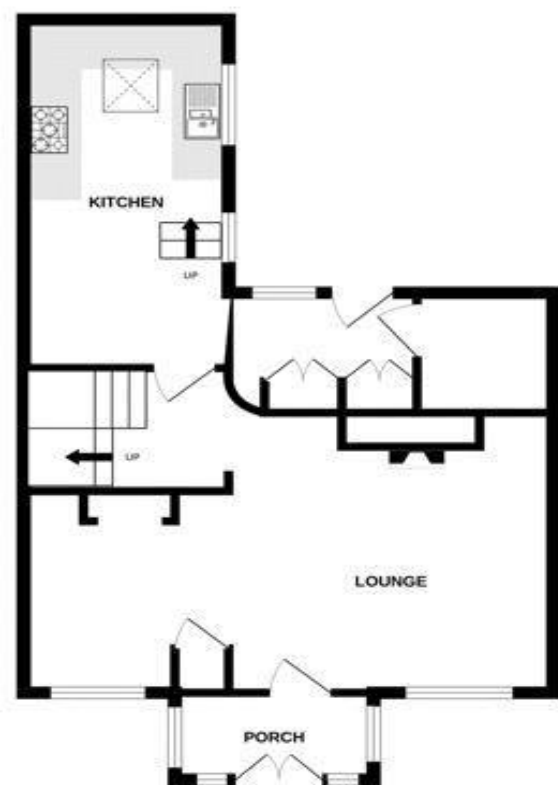
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref B0002013 Written by: R.C

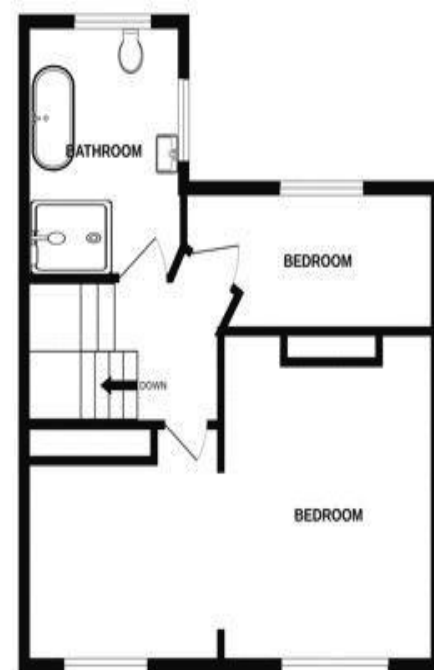
2ND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



GROUND FLOOR
51.7 sq.m. (557 sq.ft.) approx.



1ST FLOOR
43.8 sq.m. (471 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

New Road, Brixham, TQ5 8NL



A beautiful, four bedroom, **PERIOD FAMILY HOME** located on the level, conveniently situated a few minutes walk from amenities, town centre and Brixhams super waterfront. The very well presented, light and airy accommodation which is deceptive at first glance, offers a spacious and well proportioned layout with living room spanning the front of the house and kitchen/dining with laundry room to the rear. On the upper two floors there are four bedrooms (three doubles and one single, along with fabulous family bathroom/w.c. and further shower room/w.c. Unusually in this level location, there is ample parking provided to the front of the house as well as a sunny seating terrace, there is also a courtyard garden to the rear with storage shed and access lane from Lower Manor Road. Gas fired central heating is installed along with double glazing.

Internal viewing is highly recommended to appreciate this lovely home which is perfect for a family.

£439,950 Freehold