

ENTRANCE PORCH Rustic open brick wall with frosted window. UPVC framed door leading to:

HALL Double doors open to ...

LOUNGE 21' 7" x 11' 7" (6.57m x 3.53m) **RECESS** 24.3"

A bright spacious room with spaces for settees, chairs and dining table if required. Sliding doors opening onto rear garden. Fitted gas fire with marble surround and hearth.

DINING ROOM 13' 3" x 9' 0" (4.04m x 2.74m) **RECESS** 14.6"

View of the rear garden. Built-in storage cupboard. Bay window to rear.

KITCHEN 19' 6" x 13' 4" (5.94m x 4.06m) **REDUCING TO: 9.33"**

Gloss wall and base units finished in Dove grey with integrated under cabinet lighting. Smoke grey, stone effect worktops. One and a quarter bowl composite sink with drainer Multifunction Samsung Electric Smart Oven with separate multifunction Samsung dual flex Smart Oven. Bosch 5 ring induction hob with cooker hood over. Integrated dishwasher and integrated bins. Quickstep flooring.

SEPARATE UTILITY SPACE 5' 4" x 4' 0" (1.62m x 1.22m)

A most handy space positioned off the kitchen. Fitted gloss dove grey wall and base units with stone effect worktops to match kitchen. Wall hung Worcester boiler (fitted 2022) Large built in pantry with shelves. Space for washing machine. Quickstep flooring.

BREAKFAST ROOM - DINING AREA Triple aspect room with window to front and side with double opening French doors to back garden. Quickstep flooring.

STUDY 8' 0" x 6' 8" (2.44m x 2.03m) Ideal as a Study / Hobbies Room or potentially a further Bedroom if required. View of the front.

CLOAKROOM Close coupled W.C. Basin on gloss white vanity unit. Bathroom panelling. Radiator.

FIRST FLOOR

LANDING Recessed window space with stone effect mosaic tiling. Built in double airing cupboard with hot water cylinder.

BEDROOM 2 12' 5" x 11' 7" (3.78m x 3.53m) Sea view. Fitted wardrobes. Door to ...

EN-SUITE SHOWER ROOM Shower cubicle with mixer shower. Basin in vanity unit and concealed flush W.C. Heated towel rail. Shaver point. Black tiled floor.



BEDROOM 3 9' 0" x 9' 6" (2.74m x 2.89m) Sea view. Double size room with fitted wardrobes.

BEDROOM 4 13' 6" x 9' 4" (4.11m x 2.84m) **REDUCING TO: 11'2"** Sea view. Double size room with fitted large wardrobe.

BEDROOM 5 10' 4" x 8' 3" (3.15m x 2.51m)

SHOWER ROOM Spacious shower cubicle. Basin on gloss white vanity unit with integrated W.C. Heated towel rail. Bathroom panelling. Quickstep flooring.

SECOND FLOOR

BEDROOM 1 18' 2" x 14' 5" (5.53m x 4.39m) A phenomenal room with a fantastic sea view. Three Velux windows. Built in storage cupboard and under eaves storage. TV point.

EN-SUITE SHOWER ROOM shower cubicle, concealed flush W.C and basin in vanity unit with marble surfaces. Heated towel rail and shaver point. Black washed tiled flooring.

OUTSIDE

DOUBLE GARAGE 17' 3" x 17' 4" (5.25m x 5.28m) A double size garage suitable for two vehicles. Electric roller shutter door. Side door leading into the garden. Power and lighting. Suitable for a workshop space.

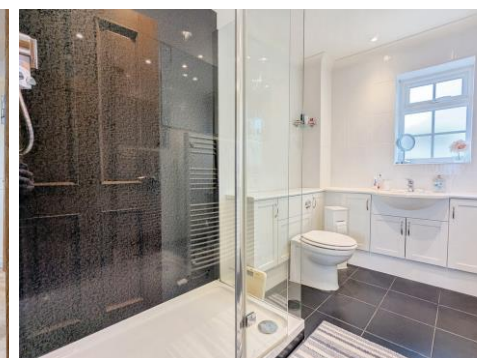
FRONT Lawn boundary with flower beds. Side access to the garden. Two parking space in front of the garage. Fenced area for wheelie bin to side.

REAR GARDEN Beautifully arranged with artificial grass area and gravel surround. Raised flower beds planted with specimen planting. Step up to good size patio area - ample space for outside furniture. Outside water tap. Timber Garden Shed with power and lighting.

COUNCIL TAX BAND: F

ENERGY PERFORMANCE: C

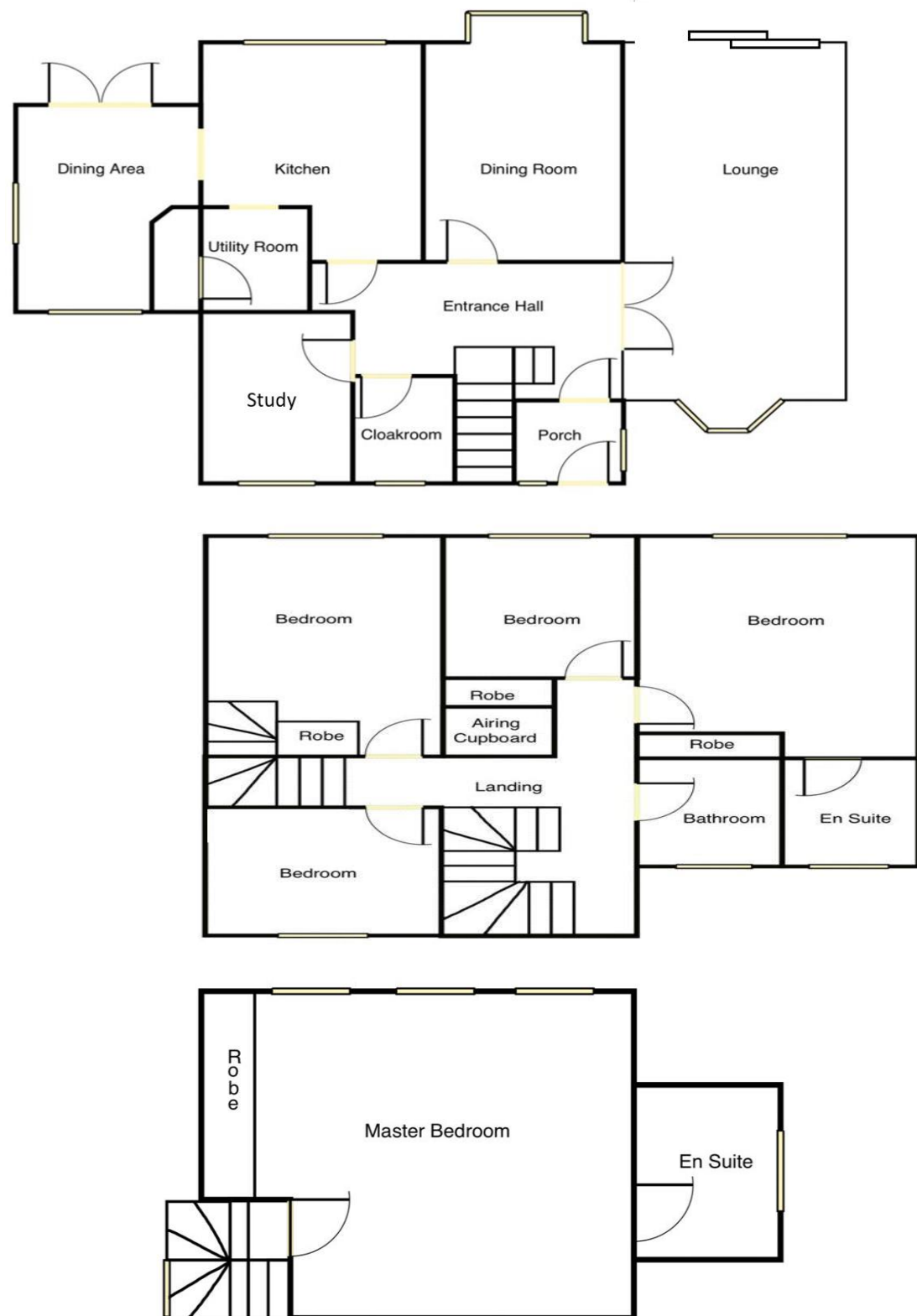
AGENTS NOTES: The Ofcom website indicates broadband and mobile reception are available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



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 B002052 Written by: R.C

Washbourne Close, Brixham, TQ5 9TQ



LAYOUT GUIDE ONLY – NOT TO SCALE



Located in the tranquil setting of Washbourne Close, this spacious **FIVE BEDROOM DETACHED HOUSE** offers a wealth of space and is arranged across three floors. The property enjoys open and sea views, as well as a secluded back garden, driveway parking and a double garage. Washbourne Close itself is a friendly cul-de-sac, positioned less than a mile away from Brixhams town centre and harbour, whilst the Berry Head Nature Reserve and South West Coastal Path are within walking distance. Stepping inside, the ground floor provides a modern fitted kitchen with top of the range integrated appliances, flowing through to an adjoining breakfast / dining room, separate utility room and walk in pantry. There is also a further formal dining room, cloakroom W.C, along with a spacious lounge benefits from sliding doors connecting the rear garden. On the first floor is a modern shower room and four bedrooms, three having built in wardrobes, whilst the largest features an en-suite. The top floor enjoys the best views of the house with panoramic views across Tor Bay and out to sea, with the added benefit of an en-suite. The top floor creates flexible accommodation perfect for a principal suite / hobbies room or second lounge. Internal viewing is highly recommended to appreciate the space on offer.

£695,000 Freehold