

## Bakers Hill, Brixham, TQ5 0BS



Truly one of a kind, this **THREE BEDROOM HOUSE** is hugely deceptive, with circa 136 square meters of internal accommodation. The property is packed with history being part of the original Brixham workhouse, later a Victorian Girls School, and then for many years, the headquarters of the Royal British Legion in Brixham. More recently being tastefully refurbished by a local builder to a high standard. It has been very well designed making the most of all the space on offer with a high level of attention to detail and an impressive EPC of B, balanced with the character and charm of a period property. The high quality finishes are found throughout the property, from the composite entrance door to the 5 ring induction hob and luxury vinyl flooring.

The property is laid out across three floors, on the entrance floor is a very spacious lounge with dining area off and archway to the modern fitted kitchen with integrated appliances. On the first floor is a large family bathroom with double ended bath and separate shower with compact utility room off, there are also two spacious double bedrooms. The top floor is home to the master suite complete with en-suite shower room.

Bakers Hill itself is roughly a mile away from Brixham's town and harbour, however local shops are within easy walking distance at St. Mary's Square or the local St. Mary's park is just a short stroll away.

### £285,000 Freehold

## ENTRANCE HALL

Composite front door. Steps up to half landing. Space for shoes and coats.

**LOUNGE / DINING ROOM 17' 7" x 16' 11" (5.36m x 5.15m) plus dining area.** Spacious lounge with dining area off. Oak effect luxury vinyl flooring. Two windows. Radiator. Under stairs cupboard. Open to:

## KITCHEN 12' 0" x 8' 0" (3.65m x 2.44m)

Gloss white wall and base units with stone effect worktops and tiles splash backs. One and a quarter bowl stainless steel sink with drainer. Five ring induction hob with cooker hood over and electric oven under. Integrated dishwasher. space for freestanding fridge freezer. Window.

## FIRST FLOOR - LANDING

Under stairs cupboard. Radiator.

## BEDROOM 2 14' 0" x 13' 10" (4.26m x 4.21m)

Spacious double room. Radiator. Window.

## BEDROOM 3 11' 7" x 10' 3" (3.53m x 3.12m)

Double room. Window. Radiator.

## BATHROOM 8' 7" x 8' 4" (2.61m x 2.54m)

Double ended bath with shower attachment. Close coupled W.C. Heated towel rail. Pedestal basin with LED mirror above. Quadrant shower cubicle with rainfall shower head and hand held head. Fully tiled walls. Window. Door to:

## UTILITY ROOM

Wall mounted ideal logic gas boiler. Space for washing machine with shelves above.

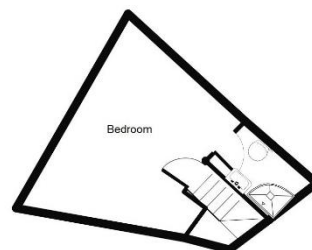
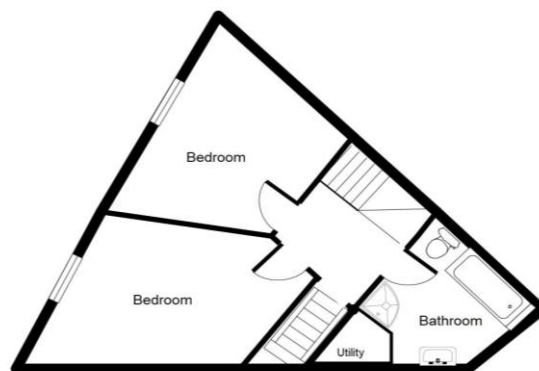
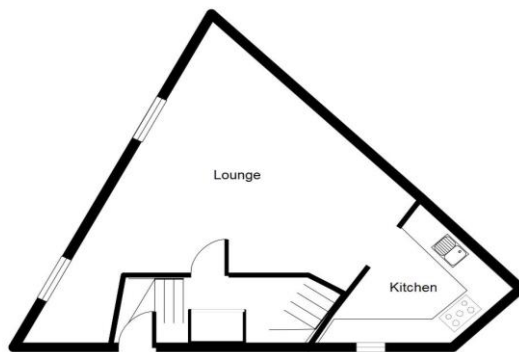
**TOP FLOOR - BEDROOM 1 16' 5" x 13' 9" (5.00m x 4.19m)** Spacious double room with two Velux style windows. Access to eaves storage.

## EN-SUITE 7' 4" x 4' 1" (2.23m x 1.24m)

Quadrant shower cubicle with rainfall shower head and hand held head. Wall mounted basin. W.C with concealed cistern. Heated towel rail. Fully tiled walls.

**ENERGY PERFORMANCE RATING: B**

**COUNCIL TAX BAND: D**



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.

Ref B001851 Written by: Bill Bye