

Greenover Road, Brixham, TQ5 9LY



Offering a wealth of potential, this **THREE BEDROOM DETACHED HOUSE** has been a much loved family home for many years. The property is positioned on Greenover Road, roughly a mile away from Brixham's town and harbour. The large plot provides a driveway with gated access and a beautiful, private back garden enjoying a sunny South Easterly aspect. Stepping inside, via the entrance porch, you are welcomed by the central hallway. On the right is a double aspect lounge with patio doors to the back garden, whilst to the left is a spacious kitchen with large pantry and separate adjoining dining room. On the first floor is the family bathroom along with separate W.C. There are three double bedrooms, the principal room being a 16' long double aspect room, the second benefitting from a bay window and the third enjoying views over the back garden. This family home is being offered for sale with **NO ONWARD CHAIN**. Internal viewing is recommended to understand the space and potential on offer.

£400,000 Freehold

ENTRANCE PORCH

Space for shoes and coats.

HALL

Night storage heater. Two under stairs cupboards.

LOUNGE 15' 11" x 11' 4" (4.85m x 3.45m)

Double aspect with window to front and rear. Central tiled fireplace. Night storage heater.

DINING ROOM 14' 5" x 12' 11" (4.39m x 3.93m)

Double aspect room with bay window to front. Night storage heater. Central tiled fireplace.

KITCHEN 11' 5" x 9' 6" (3.48m x 2.89m)

Kitchen unit with stainless steel sink and double drainer. Large pantry and built in cupboards. Window to rear.

REAR PORCH

Wooden door to side.

FIRST FLOOR - LANDING

Loft hatch. Night storage heater.

BEDROOM 1 16' 0" x 11' 5" (4.87m x 3.48m)

Spacious double aspect room. Built in cupboard.

BEDROOM 2 14' 8" x 12' 11" (4.47m x 3.93m) at largest Double aspect room with window to side and bay window to front. Built in wardrobe.

BEDROOM 3 9' 11" x 9' 0" (3.02m x 2.74m)

Double aspect room with window to side and rear.

BATHROOM 5' 11" x 5' 4" (1.80m x 1.62m)

Bath in tiled surround. Pedestal basin. Window.

SEPARATE W.C

Close coupled W.C. Window.

OUTSIDE

FRONT GARDEN

Gated driveway allowing off road parking. Lawn. Mature shrubs and trees. Access both sides of the property.

BACK GARDEN

Large South East facing garden. Mainly laid to lawn with mature surrounding shrubs and Palm tree. Garden shed. Covered area adjacent to lounge.

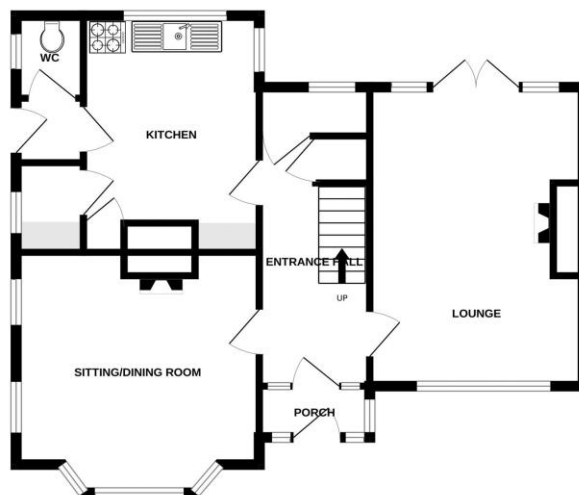
ENERGY PERFORMANCE RATING: F

COUNCIL TAX BAND: E

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Electric and water are on mains supply with mains drainage connection

GROUND FLOOR
59.4 sq.m. (640 sq.ft.) approx.



1ST FLOOR
53.4 sq.m. (574 sq.ft.) approx.



TOTAL FLOOR AREA : 112.8 sq.m. (1214 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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