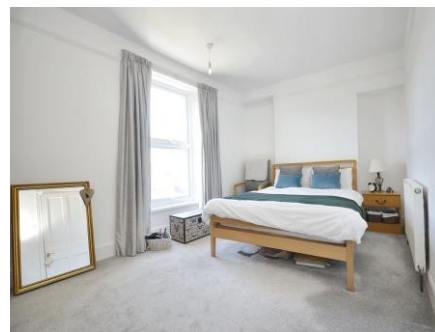


Roseacre Terrace, Brixham, TQ5 9DX



Located on the quiet cul-de-sac of Roseacre Terrace, just off Rea Barn Road, this **TWO BEDROOM TERRACED HOUSE** is well presented throughout, with the added benefit of a raised courtyard garden to the rear and open countryside views over the rooftops to the front. As you enter the property via the entrance hall, you are welcomed by the lounge with bay window to front, this flows through to the dining area, which connects to the modern fitted kitchen with cream units and wood effect worktops. On the first floor is a spacious bathroom with shower over bath, as well as two bedrooms, the principal bedroom is a spacious double room enjoying the open views of the rolling fields visible beyond the rooftops. The rear courtyard is accessed from the kitchen, with steps rising up to the walled courtyard garden. Brixham's town and harbour is roughly half a mile away.

£225,000 Freehold

PORCH ENTRANCE

Double glazed front door to:

ENTRANCE LOBBY

Inner door opening to:

HALL

Stairs rise to first floor.

LOUNGE 13' 0" into bay x 11' 2" (3.96m x 3.40m)

Double glazed bay window with an open view over St Mary's and Higher Brixham. Wide arch to:

DINING ROOM 11' 0" x 9' 7" (3.35m x 2.92m)

Twin built in cupboards to recesses. Under stairs cupboard.

KITCHEN 7' 9" x 6' 9" (2.36m x 2.06m)

Cream shaker style wall and base units with wood effect worktops and upstands. White composite sink with drainer. Four ring Zanussi induction hob with glass splashback and cooker hood over. Zanussi electric oven. Space for freestanding fridge freezer. Integrated washing machine. Window and and upvc door to rear courtyard.

FIRST FLOOR - SPLIT LEVEL LANDING

Loft hatch.

BEDROOM 1 15' 9" maximum x 9' 6" (4.80m x 2.89m)

Open view over St Mary's.

BEDROOM 2 9' 10" x 8' 4" (2.99m x 2.54m)

BATHROOM/W.C. 7' 10" x 7' 6" (2.39m x 2.28m)

Modern style white suite of panelled bath with electric shower unit over and shower screen. Basin on gloss white vanity unit. Close coupled W.C. Built in cupboard.

OUTSIDE

Pedestrian approach from the pavement to the front.

REAR COURTYARD

Small covered area adjacent to the back door.

OUTHOUSE

Gas fired central heating boiler.

RAISED COURTYARD

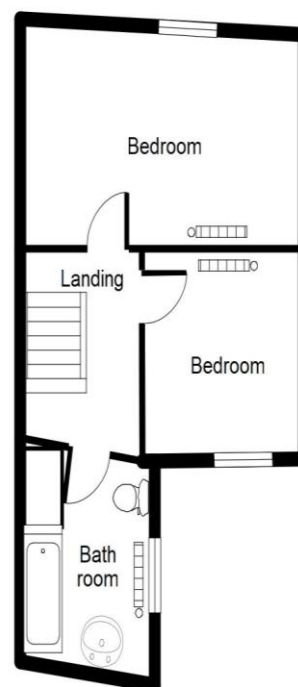
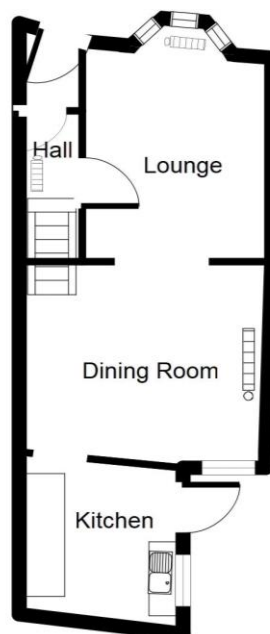
Approached via steps from the rear yard. A handy outside space.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: C

AGENTS NOTES:

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



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 B002071 Written by: Bill Bye