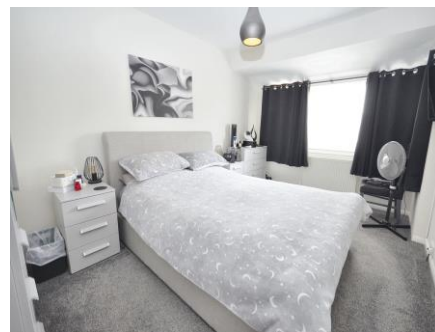


Penn Meadows, Brixham, TQ5 9PF



This three-bedroom **SEMI-DETACHED HOUSE** is well-presented, featuring charming contemporary decor and spacious rooms throughout, making it ideal for a growing family. Inside, you'll find a generously sized lounge and dining room with French doors that lead to the garden. The kitchen is smartly designed, featuring dove-coloured units and integrated appliances. Additionally, there is a useful utility room and a downstairs cloakroom. Two of the bedrooms are good-sized doubles, while the third bedroom comes with a built-in cabin bed. At the front of the property, there is a block-paved driveway that provides parking for two cars, along with a good-sized attached garage. The sunny rear garden is landscaped for easy maintenance and includes various seating areas. The home is equipped with gas-fired central heating and UPVC-framed double glazing. Penn Meadows is located approximately three-quarters of a mile from the town centre and harbour, with St. Mary's Bay and the coastal path nearby, offering stunning coastal walks and scenery. The property is also within easy reach of local schools, making it a lovely family home.

£299,950 Freehold

GROUND FLOOR - Sliding door opening to ...

ENTRANCE PORCH. Courtesy light. Glazed door opening to ...

ENTRANCE HALL. Radiator. Stairs leading to first floor.

LOUNGE/DINING ROOM 23' 5" x 12' 4" narrowing to 8' (7.13m x 3.76m). A lovely through room providing ample space for seating and dining. Bay window to front and double doors to rear garden. Two radiators. Black contemporary wall mounted electric fire.

KITCHEN 8' 10" x 7' 1" (2.69m x 2.16m). Dove grey faced wall and base units with black working surfaces. Inset black bowl sink. Integrated fridge and slimline dishwasher. Built-in Zanussi oven with matching microwave. Inset induction hob with cooker hood over. Grey slate effect tiled flooring. Window to rear. Door to ...

UTILITY ROOM 7' 7" x 5' 6" (2.31m x 1.68m). Radiator. Wall and base units - ideal for storage. Space for washing machine. Window and door to rear garden. Door to garage and door to ...

CLOAKROOM. White low flush W.C. and corner handbasin. Window to side.

FIRST FLOOR – LANDING. Hatch to loft space with air re-circulation system. Window to side.

BEDROOM 1 14' 8" x 9' 6" (4.47m x 2.89m). Bay window overlooking front. Radiator.

BEDROOM 2 9' 6" x 8' 11" (2.89m x 2.72m). Window to rear. Built-in single door wardrobe. Radiator.

BEDROOM 3 8' 6" x 5' 11" (2.59m x 1.80m). Built-in cupboard with shelving and hanging space. Built-in single cabin bed with drawers below. Radiator. Window to front.

SHOWER ROOM/W.C. Shower cubicle with Mira electric shower. White suite of low flush W.C. and washbasin set on vanity unit. Wall mirror with lighting. Chrome radiator/towel rail. Window.

OUTSIDE

FRONT with block paved driveway space for 2 vehicles. Garden borders either side laid for ease of maintenance with purple slates. Pathway to rear of house.

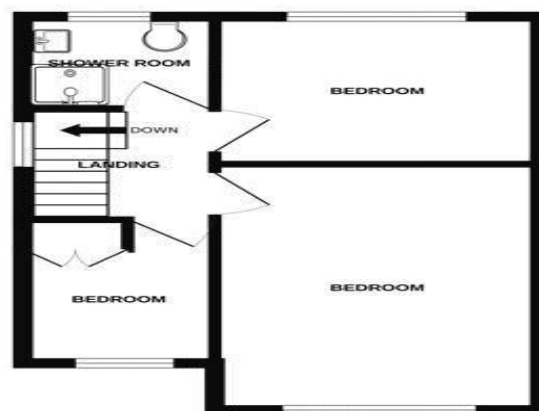
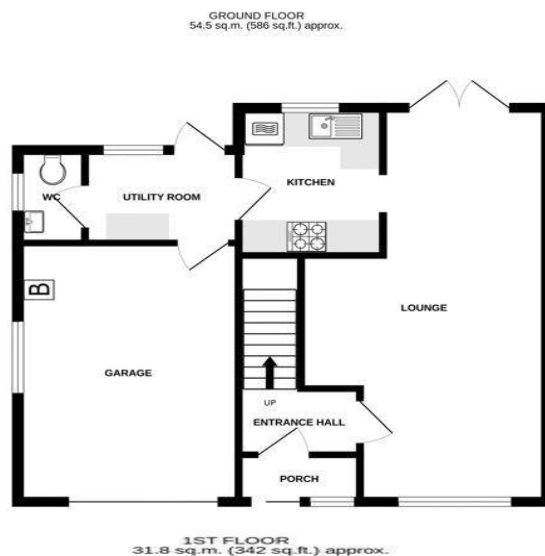
ATTACHED GARAGE 15' 6" x 10' 10" (4.72m x 3.30m) Up-and-over door. Power and lighting. Window to side. Wall mounted Main gas fired central heating boiler.

REAR GARDEN. A lovely sunny enclosed garden area laid for ease of maintenance and creating different seating areas. Resin patio area with raised fish pond. Outside water tap. Steps up to terrace area laid with shingle and further steps leading up to a good size decking area.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: E

AGENT'S NOTE The Ofcom website indicates mobile reception is available at this property and ultrafast broadband. Electric, water and gas are on mains supply, with 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.

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