

Elm Road, Brixham, TQ5 0DH



Superbly presented throughout, this **THREE BEDROOM SEMI-DETACHED HOUSE** is located in a quiet cul-de-sac position enjoying open views from the front elevation and garden. As you enter the property you are welcomed by a good sized lounge with steps up to the modern kitchen with high end fitted appliances, as well as a breakfast bar and double opening French doors connecting the rear garden. On the first floor is the master bedroom with built in wardrobes and open views, as well as the third bedroom / study with similar views. The second bedroom with high level fitted wardrobes and well finished shower room with digital Aqualisa shower is on the top floor. The back garden is a real delight! Arranged across multiple terraces, with meandering paths connecting patio areas, vegetable patches and rockeries, the garden has been beautifully landscaped to make the most of the space on offer, complete with garden shed and greenhouse. To the front is a resin driveway allowing parking for multiple cars. Internal viewing is a must.

£264,950 Freehold

ENTRANCE

External canopy. Composite front door opening to:

LOUNGE 13' 7" x 13' 11" (4.14m x 4.24m)

Window to front with open views. Window to side. Two radiators. Wood effect laminate flooring. Steps up to:

KITCHEN 13' 10" x 10' 2" (4.21m x 3.10m)

Matt grey wall and base units with compact resin worktops and upstands. Inset stainless steel sink. Built in double oven, grill / microwave. Integrated slim line dishwasher. Integrated pull out bin. AEG induction hob with paired cooker hood. Fully height pantry. Wall mounted Worcester boiler. Window to rear. Patio doors to rear. Breakfast bar with space under for tumble dryer. Space for fridge freezer.

FIRST FLOOR

BEDROOM 1 11' 7" x 7' 11" (3.53m x 2.41m)

Window to front with open views. Built in wardrobes and half height cupboard. Radiator.

BEDROOM 3 / STUDY 6' 5" x 5' 8" (1.95m x 1.73m)

Window to front with open views. Radiator.

TOP FLOOR

Window to side. Loft hatch.

BEDROOM 2 10' 4" x 7' 11" (3.15m x 2.41m)

Window to rear over looking the back garden. High level wardrobes and further cupboard. Radiator.

BATHROOM 7' 1" x 5' 7" (2.16m x 1.70m)

Large shower with sliding shower screen and Aqualisa shower system. Close coupled W.C. Basin on white vanity unit. LED backlit, heated, mirror fronted vanity unit. Heated towel rail. Tiled walls. Luxury vinyl flooring. Window to rear.

OUTSIDE

BACK GARDEN

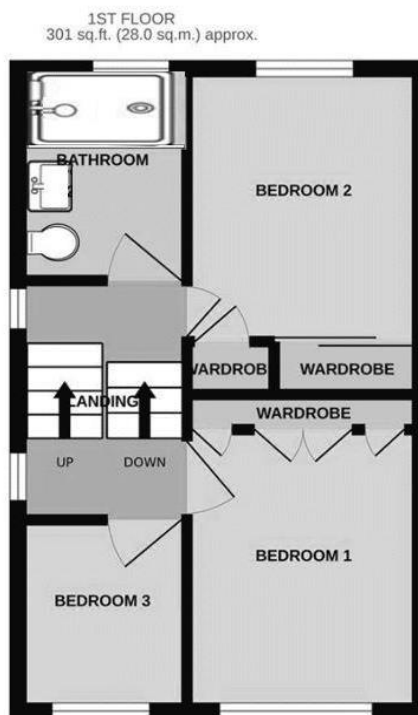
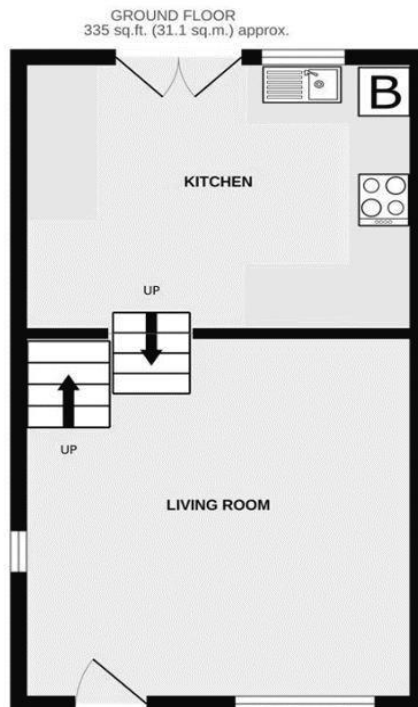
Outside tap and socket. Exterior cupboard with space and plumbing for 2nd washing machine. Gated access to driveway. Grey sandstone paving with step up to first terrace. Patio area with space for chairs. Further steps up with meandering path navigating between the well planted raised beds and vegetable patch. Top terrace with greenhouse and garden shed, currently home to the chickens. Enjoying open views.

FRONT GARDEN

Resin driveway allowing parking for multiple cars. Gated access to the rear. Low maintenance gravelled raised bed to front. Steps up to front door.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B



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 B001729 Written by: Bill Bye