

Greenswood Road, Brixham, TQ5 9HN



Internal viewing is highly recommended! Behind the front door of this **THREE DOUBLE BEDROOM MAISONETTE** lies deceptively spacious accommodation and the added benefit of **OFFSTREET PARKING**. A rear courtyard provides outside space, as well as a front garden (2nd vehicle parking potential).

On the ground floor there is a 23' Living Room with feature fireplace fitted with a multi fuel burner and a "antique oak" wood floor. Completely new central heating system fitted 2018, newly fitted Kitchen 2021 with modern gloss cream units with wood working surfaces. Off the Kitchen is a very useful Utility. Antique oak wooden Staircase, with a rope handrail, leads up to the first floor where there are 3 Bedrooms - one of which features an En-Suite Shower Room. For those who like to relax at the end of a busy day there is a stunning Bathroom with free-standing bath and walk-in shower enclosure.

Its position on Greenswood Road, means the town and harbour are not only a near level, half mile walk away but also has a bus service passing the door.

£279,950 Freehold

ENTRANCE HALL. 6' 3" x 3' 10" (1.90m x 1.17m)

Double glazed door. Radiator. Antique oak flooring.

CLOAKROOM. High level double glazed window. Radiator.

White low flush W.C. Antique oak flooring.

SUPER LOUNGE/DINING ROOM. 23' 3" x 16' 10" narrowing to 12' 8" (7.08m x 5.13m)

A truly super room with bow window to front and patio doors leading to garden. Three radiators. Feature Cornish stone fireplace and hearth with fitted multi fuel stove and recess for storing wood etc. Antique oak flooring. Recess with access to good size understairs storage cupboard. Staircase leading to first floor.

KITCHEN. 14' 0" x 8' 0" (4.26m x 2.44m)

Re- fitted 2021 with gloss cream wall and base units with solid wood working surfaces and matching upstands. Breakfast Bar. Inset Granite with Acrylic Resin one and a half bowl sink unit with pull out spray mono mixer tap. Space for fridge/freezer. Inset induction hob. Built-in electric oven with matching microwave oven above. Two ceiling lights with remote control to change colour and dim the lighting. Ceramic tiled floor. Radiator. Two double glazed windows and door to ...

UTILITY SPACE. 12' 3" x 5' 0" (3.73m x 1.52m)

Radiator. Plumbing for washing machine. Double glazed windows and door to garden. Slate effect tiled flooring.

FIRST FLOOR

LANDING. Radiator. Two good size built-in storage cupboards. Double glazed window. Antique oak flooring.

BEDROOM 1. 17' 0" x 10' 4" (5.18m x 3.15m)

Radiator. Double glazed window to front. Built-in wardrobe. Door to ...

EN-SUITE SHOWER ROOM. 10' 4" x 3' 10" (3.15m x 1.17m)

Panelled walls to dado level. White suite of pedestal washbasin and close coupled W.C. Radiator. Double glazed window. Shower cubicle with white marble effect wall tiling and multi head mixer shower.

BEDROOM 2. 13' 2" x 12' 8" (4.01m x 3.86m) of irregular shape - maximum dimensions

Radiator. Double glazed window to rear.

BEDROOM 3. 9' 11" x 9' 5" (3.02m x 2.87m)

Radiator. Built-in sliding door wardrobe. Double glazed window to front.

BATHROOM. 13' 10" x 8' 6" (4.21m x 2.59m)

Wow! A simply stunning room with free standing bath, wall hung washbasin and walk in shower with multi head mixer shower. Grey slate effect tiled floor and black marble effect part tiled walls. Radiator and chrome towel rail/radiator. Two double glazed windows.

OUTSIDE.

Gate to **FRONT GARDEN** laid primarily to paving with surrounding flower borders planted with mature shrubs creating a private area. Outside water tap. This would lend itself well to being converted into a 2nd parking space.

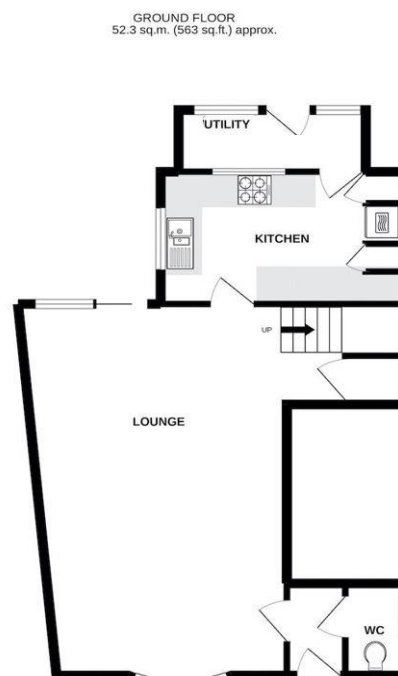
ENCLOSED COURTYARD GARDEN.

'L' shaped courtyard laid with hexagonal paving, raised planting area with roses, shrubs and clematis. Outside water tap. Steps and gate lead up to ...

DESIGNATED PARKING SPACE.

GENERAL INFORMATION. The Maisonette accommodation is laid out on the ground and first floors while on the top floor there is a separate dwelling (known as 2b) which is held on a 999 year Lease. The maintenance of the building is shared on a 50:50 basis as and when needed and the owners of 2a pay two-thirds of the building's insurance.

COUNCIL TAX BAND: C ENERGY RATING: C

**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 B0001467 Written by: R.C