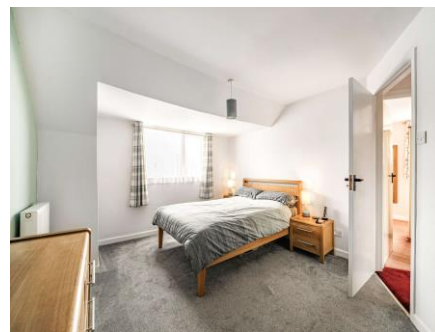
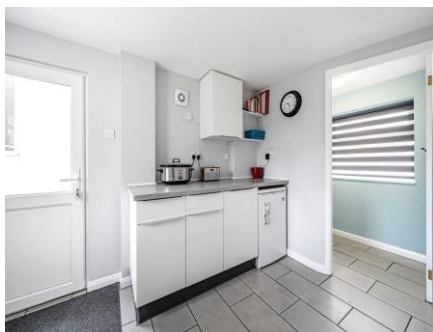


Langley Avenue, Brixham, TQ5 9JF



Substantially improved by the current owner including recently installed kitchen with gloss white units and Neff appliances, recent heating system and a recently built large detached garage / workshop. This deceptively spacious **THREE BEDROOM DETACHED HOUSE** is positioned on a well landscaped large corner plot and enjoys a very spacious and private rear garden. The Lounge/Dining Room features a central fireplace with multi-fuel burner – ideal for those winter evenings. There is also a very useful Utility Room and newly fitted Cloakroom/WC, together with a good size double Bedroom on the ground floor. Upstairs the two double size Bedrooms both are fitted with built-in wardrobes, the principal bedroom features an en-suite shower room. There is also a Bathroom with modern fittings. A gravelled driveway provides ample parking for multiple cars or space for a caravan/boat etc. and gives access to the large garage / workshop – ideal as a hobbies space.

£515,000 Freehold

ENTRANCE HALL

Upvc door with glazing to both sides. Inset tiled floor with surrounding parquet flooring. Radiator. Stairs to first floor.

LOUNGE / DINING ROOM 24' 5" x 12' 8" narrowing to 8'1" (7.44m x 3.86m) Spacious room with window to front and rear. Central tiled fireplace with multi fuel burner. Parquet flooring. Two radiators.

KITCHEN 14' 0" x 9' 10" (4.26m x 2.99m) at largest

Gloss white wall and base units with solid beech worktops. One and a quarter bowl stainless steel sink with drainer. Tiled upstands. Four ring gas hob with glass splash back and cooker hood over. Neff integrated oven with microwave above. Space for fridge freezer. Window and Upvc door to rear. Tiled floor. Radiator.

UTILITY ROOM 10' 10" x 8' 3" (3.30m x 2.51m)

Window to rear, Upvc door to side. Gloss white wall and base units with stone effect worktops. Stainless steel sink with drainer. Space for washing machine and under counter freezer. Wall mounted glow worm boiler. Radiator. Tiled floor. Extractor fan.

W.C

Basin on midnight blue vanity unit with integrated W.C. Heated towel rail. Window to front. Tiled floor.

GROUND FLOOR BEDROOM 10' 0" x 9' 7" (3.05m x 2.92m)

Window to front. Radiator.

FIRST FLOOR - LANDING

Radiator. Loft hatch. Storage cupboard.

BATHROOM 7' 10" x 6' 10" (2.39m x 2.08m)

Bath with shower over and glass screen. Pedestal wash basin. Close coupled W.C. Heated towel rail. Large airing cupboard with hot water tank.

BEDROOM 1 13' 6" x 11' 2" (4.11m x 3.40m) at largest

Spacious double room with built in wardrobes and window to front. Radiator. Door to en-suite

EN-SUITE 7' 11" x 3' 11" (2.41m x 1.19m)

Shower cubicle with Mira electric shower. Basin on gloss white vanity unit with integrated W.C. LED mirror. Heated towel rail.

BEDROOM 2 12' 5" x 11' 1" (3.78m x 3.38m)

Double room with window to front and side. Cupboard over stairs. Radiator.

OUTSIDE

LARGE GARAGE 18' 6" x 14' 8" (5.63m x 4.47m)

Spacious garage currently used as a brilliant workshop. Electric remote controlled roller door. Window to rear and pedestrian door to side. Pitched roof. Power and lighting.

FRONT GARDEN

Gravelled driveway parking for multiple cars. Raised flower beds. Inset lawn. Pedestrian path to front door.

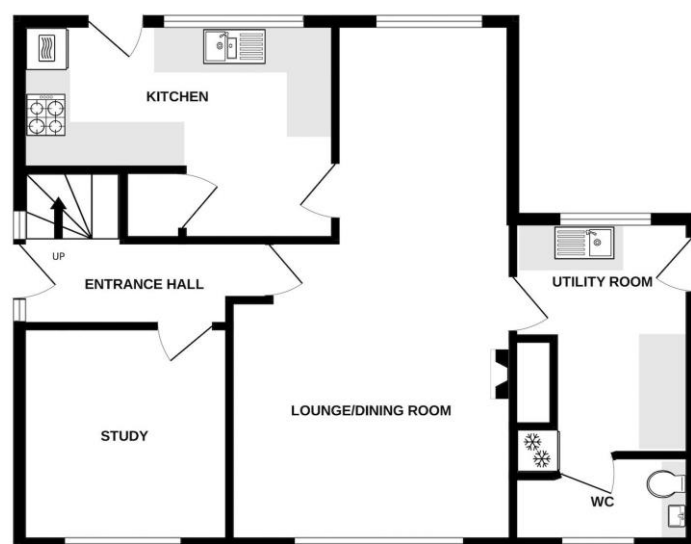
BACK GARDEN

A real feature of this property is the large rear garden, positioned on a corner plot which is mainly laid to lawn and enclosed by stone wall to one side. Private sunny garden with huge potential. Log store. Outside tap and outside light.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR
62.5 sq.m. (672 sq.ft.) approx.



1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.



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 B001794 Written by: Bill Bye