

## Sharkham Drive, Brixham, TQ5 9FU



In the tranquil, much sought after location of Sharkham Drive, only a few minutes walk from the South West Coast Path, St Mary's Bay and spectacular coastal scenery, is this well insulated **THREE BEDROOM TERRACE HOUSE (EPC B)**. It has open and **SEA VIEWS** to the front and a beautiful garden and mature trees to the back. The property is arranged across three floors and covers approximately 150sq m, including an integral garage. As you enter you are welcomed into a spacious hallway, with under stairs WC and views through to the kitchen and beyond. The kitchen / dining room comes complete with built-in appliances and double opening patio doors to the garden. On the first floor is a very spacious main bedroom with an en-suite and views of the garden, facing west. The l-shaped living room has the benefit of a balcony, taking in the morning sun and facing the sea. The top floor is home to a family bathroom and two bedrooms. One is a particularly generous size and used as a pottery and art studio at present. The other bedroom has an en-suite and the best views from the property. Driveway parking and an integral garage are to the front. To the rear is a well planted garden, with patio area, a pergola, shrubs, climbing roses, vegetable beds and a fruit tree. Internal viewing is highly recommended to understand the quality of finish on offer.

### £450,000 Freehold

**ENTRANCE HALL** Spacious hall with composite front door. Radiator. Electrical consumer unit. Stairs to first floor.

**UNDER STAIRS W.C** Close coupled W.C. Wall hung basin. Radiator.

**KITCHEN / DINING ROOM** Large room with window and patio doors flowing out to the back garden. Gloss white wall and base units with stone effect composite worktops and upstands. Inset one and a quarter bowl stainless steel sink with worktop drainer. Induction hob with cooker hood over and electric oven under. Integrated fridge freezer. Integrated dishwasher. Space for washing machine. Wall mounted Ideal boiler. Ample space for dining table and chairs.

#### FIRST FLOOR LANDING

Large airing cupboard. Radiator.

#### BEDROOM 1

Very spacious room. Two windows to rear. Radiator.

**EN-SUITE 1** Shower cubicle. Close coupled W.C. Pedestal basin. Dual fuel heated towel rail.

**LOUNGE** Window and double opening doors to front leading to balcony with open and sea views. Radiator.

**BALCONY** Glass and stainless steel railings. Open and sea views.

**TOP FLOOR - LANDING** Loft hatch. Radiator.

**BEDROOM 3** Spacious room with Two velux style windows. Radiator. Currently used as art studio and pottery workshop.

**BEDROOM 2** Window to front with brilliant open and sea views. Radiator.

**EN-SUITE 2** Shower cubicle. Close coupled W.C. Pedestal basin. Window. Dual fuel heated towel rail.

**BATHROOM** Bath in tiled surround. Close coupled W.C. Pedestal basin. Dual fuel heated towel rail.

#### OUTSIDE

**FRONT GARDEN** Block paved driveway. Covered entrance.

**GARAGE** Up and over door. Power and lighting.

**BACK GARDEN** Beautifully landscaped garden with patio area adjacent to property. Outside tap and lights. Pathways meandering between raised beds planted with a range of stunning shrubs and flowers including a climbing rose. Pergola with seating under. Raised vegetable beds. Plum and apple trees. Bin store area. Gated access to rear.

**AGENTS NOTES** We are informed there are 2 years left on the NHBC structural warranty.

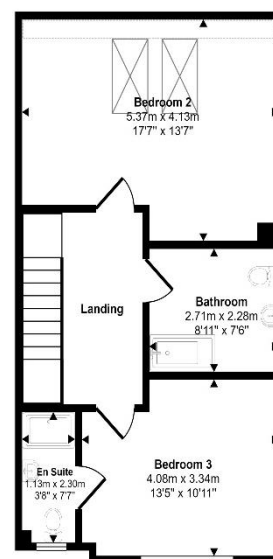
**MAINTENANCE CHARGE** To maintain the surrounding communal estate land there is a charge in the region of £600 per annum.

**ENERGY PERFORMANCE RATING: B**

**COUNCIL TAX BAND: D**

#### BROADBAND AND MOBILE

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maco Snappy 360.

#### 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.

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