

Lytes Road, Brixham, TQ5 9SN



A deceptively spacious **TWO BEDROOM SEMI-DETACHED HOUSE** which has been extended on the ground floor to provide generous sized living space. There is a bright spacious Lounge with feature log burner, a dining area with ample space for a dining table which flows through to an attractively fitted Kitchen area. In addition there is a Study or Snug, downstairs cloakroom and Sun Room with doors leading out to the enclosed garden. Upstairs there are 2 Bedrooms and a spacious smart Bathroom. There is gas fired central heating installed together with UPVC framed double glazing. To the front there is parking for 2 cars and to the rear is a delightful enclosed garden with a raised decking area - ideal for sitting out and enjoying the sunshine. Lytes Road is located on a level position which a local Co-op convenience store located just around the corner.

£325,000 Freehold

GROUND FLOOR

Half glazed UPVC framed double glazed door to ...

ENTRANCE PORCH

Upvc front door. Space for shoes and coats. Windows to either side. Mosaic tiled floor.

ENTRANCE HALL

Radiator. Stairs to first floor. UPVC framed double glazed window to side.

BRIGHT LOUNGE 13' 9" x 12' 6" (4.19m x 3.81m)

A bright spacious room with large UPVC framed double glazed window overlooking front. Feature chimney breast with fitted log burner. Radiator. Door to ...

OPEN PLAN KITCHEN/DINING ROOM 22' 0" x 11' 5" narrowing to 8' 11" (6.70m x 3.48m)

Dining Area with large walk-in understairs coat/storage cupboard housing gas and electric meter. Radiator. Ample space for dining table and chairs. Kitchen Area with oak faced wall and base units with cream granite effect working surfaces with matching upstands. Inset stainless steel 4 ring gas hob with AEG cooker hood over. Built-in 2 AEG ovens. Integrated dishwasher. Inset stainless steel large bowl sink and drainer. Radiator. UPVC framed double glazed window and door to garden.

STUDY 6' 4" x 5' 7" (1.93m x 1.70m)

Radiator. UPVC framed double glazed window overlooking garden.

CLOAKROOM

Ceramic tiled floor. White concealed flush W.C.

SUN ROOM 9' 1" x 7' 0" (2.77m x 2.13m)

UPVC framed double glazed double doors opening onto garden. Radiator. Door to garage.

FIRST FLOOR LANDING

UPVC framed double glazed window to side. Hatch to mostly boarded loft void.

BEDROOM 1 13' 10" x 10' 1" (4.21m x 3.07m)

A good size double room with UPVC framed double glazed window. Radiator. Large walk-in storage cupboard with UPVC framed double glazed window.

BEDROOM 2 10' 1" x 7' 11" (3.07m x 2.41m)

Radiator. UPVC framed double glazed window to rear.

SPACIOUS BATHROOM 8' 10" x 6' 9" (2.69m x 2.06m) White shaped bath with curved shower screen and electric shower over. Pedestal washbasin and low flush W.C. Curved radiator/towel rail. Inset ceiling downlighters. White tiled walls with attractive bronze mosaic border tile. UPVC framed double glazed window.

OUTSIDE

FRONT GARDEN

Wide tarmac driveway, edged with brick pavers, providing space for 2 vehicles. Level area laid to pea shingle with 2 raised flower borders stocked with mature planting.

ATTACHED GARAGE 18' 5" x 9' 6" (5.61m x 2.89m)

Double doors. Space for washing machine. Stainless steel sink. Wall mounted Potterton gas fired central heating boiler. Door to Sun Lounge.

REAR GARDEN

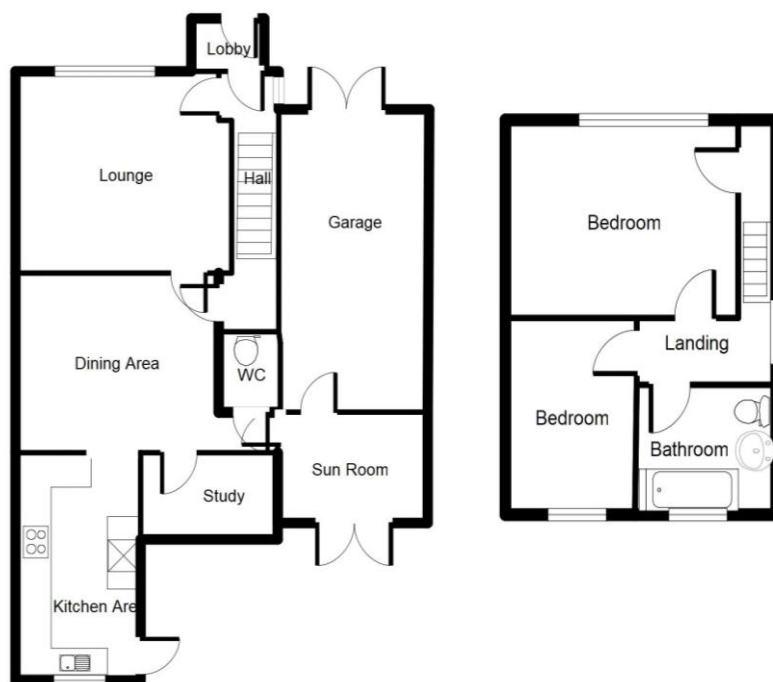
With paved patio area flowing onto a good size raised decking area with ample space for table and chairs. Outside water tap. Feature fish pond. Slate covered pathway with inset stepping stones leading to level lawn area. Flower borders stocked with mature planting. Timber Garden Shed.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: D

AGENTS NOTES:

The property is on all mains services. The ofcom website shows that broadband and mobile phone reception is available at this address.



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 B0003038 Written by: Bill Bye