

Nut Tree Orchard, Brixham, TQ5 0AW



Offered for sale with **NO ONWARD CHAIN**, this **TWO BEDROOM SEMI DETACHED HOUSE** is located in a cul de sac position at Higher Brixham. The house is situated in a larger than average garden plot for keen gardeners or children with ample driveway parking, there is also further potential and space to extend the property at the side/rear or add a garage, subject to the relevant planning permissions.

The house currently offers a good size lounge with a fitted log burner, which overlooks the rear garden and a kitchen/breakfast room on the ground floor with two double bedrooms and bathroom/w.c. on the first floor, both bedrooms enjoy a pleasant open outlook. The house has been refreshed in recent years with new floor coverings and freshly painted walls. Gas fired central heating is installed by way of a combi boiler along with double glazing.

Nut Tree Orchard is located in the St. Mary's area of higher Brixham off Southdown Avenue, the house sits at the top of the cul de sac with a driveway leading to the extra parking area. Local shops are nearby at St. Mary's Square and include a Spar with sub post office, a regular bus service runs along Milton Street a few minutes walk away to Kingswear and Brixham town centre. Viewing is highly recommended.

£295,000 Freehold

GROUND FLOOR.

Double glazed entrance door to:

ENTRANCE HALL.

Access to lounge and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM. 11' 5" x 11' 4"

(3.48m x 3.45m) max.

Range of fitted wall and base cupboards and breakfast bar. Wood effect working surfaces with inset stainless steel sink and drainer. Spaces for white goods and cooker. Part shelved storage cupboard also housing meters. Two double glazed windows.

LOUNGE. 17' 10" x 11' 11" (5.43m x 3.63m)

A good size room overlooking and enjoying the rear garden with large double-glazed window and door access to the garden. Staircase to the first floor. Fireplace recess with Log Burner and hearth (installed in 2023 according to building regulations). Further double glazed window to side.

FIRST FLOOR LANDING.

Loft access hatch. Double glazed window.

REAR BEDROOM. 14' 7" x 7' 11" (4.44m x 2.41m)

A double room. Double glazed window to rear enjoying an open outlook with peeps of the Torquay coastline beyond. Built in shelved cupboard.

FRONT BEDROOM. 11' 7" x 9' 11"

(3.53m x 3.02m)

A double room. Double glazed window to front again enjoying a pleasant outlook. Built in shelved cupboard and further cupboard housing 'Glo Worm' combination boiler (installed in 2022 according to building control).

BATHROOM/W.C.

Comprising white suite of panelled bath with mixer tap and shower attachment with shower screen to side. Pedestal wash basin and low level W.C. Double glazed window.

OUTSIDE.

FRONT.

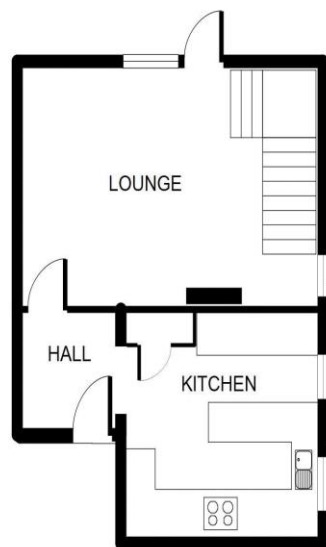
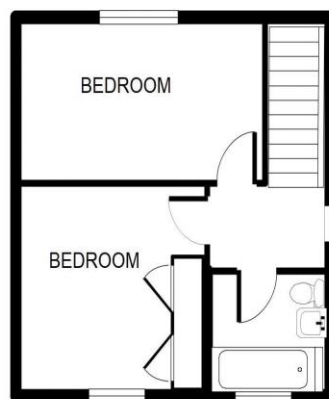
To the front of the house is a good size brick paved parking area, which extends around the side of the house to a further parking area. There is ample parking and the space at the side would be (subject to relevant planning permissions) ideal for extending the house or adding a garage.

REAR GARDEN.

A larger than average rear garden enjoying good privacy. The garden is mainly laid to lawn with hedge/shrub boundaries. There are two greenhouses and two garden sheds. Variety of inset shrubs.

ENERGY RATING: D COUNCIL TAX BAND: B

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area along with average mobile reception.



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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