

Edinburgh Road, Brixham, TQ5 9PH



Located in a popular residential area, Edinburgh Road presents an exciting opportunity to acquire a well-proportioned **THREE BEDROOM SEMI-DETACHED HOUSE** with a generous garden plot and the added advantage of planning permission already granted for a rear kitchen extension and a dormer roof conversion. With plenty of scope to enhance and expand, this property offers excellent potential as a long-term family home. The ground floor accommodation begins with a spacious entrance porch and welcoming hallway with stairs to the first floor. A downstairs W.C. adds convenience. The lounge, featuring a central fireplace, provides a comfortable living space, while the modern gloss white kitchen is fitted with integrated appliances and has sliding patio doors opening directly onto the garden. A separate dining room flows through to a second lounge area and then into a bright conservatory, which enjoys lovely views over the rear garden. Upstairs, there are two double bedrooms and a further single bedroom, served by a spacious family bathroom with bath and shower over. Externally, the property boasts a large private rear garden, thoughtfully arranged with numerous secluded areas, a summerhouse, and a block-built storage shed. To the front, there is ample off-road parking for multiple vehicles. Offered with no onward chain, this property combines flexible living accommodation, substantial outdoor space, and exciting development potential in one appealing package.

£295,000 Freehold

GROUND FLOOR

UPVC framed double glazed entrance door to ...

ENTRANCE LOBBY

UPVC framed double glazed windows. Cream ceramic tiled flooring. UPVC framed double glazed door to ...

ENTRANCE HALL

Radiator. Cream ceramic tiled flooring. Stairs to first floor with understairs storage cupboard housing gas meter. Small cupboard housing electric meter.

CLOAKROOM 6' 8" x 3' 8" (2.03m x 1.12m)

White low flush W.C. and vanity unit with washbasin. Radiator. Cupboard housing gas fired central heating boiler. White marble ceramic tiled flooring. UPVC framed double glazed window with opaque glass.

LOUNGE 13' 2" x 10' 2" (4.01m x 3.10m) max

UPVC framed double glazed picture window overlooking front garden. Radiator. Cream marble effect fireplace and hearth with fitted electric fire.

DINING ROOM 10' 4" x 8' 0" (3.15m x 2.44m)

UPVC framed double glazed window overlooking rear garden. Radiator. Open through to ...

SITTING ROOM 11' 2" x 9' 10" (3.40m x 2.99m)

Radiator. Recess with log burner on tiled hearth. Open through to ...

CONSERVATORY 11' 9" x 8' 7" (3.58m x 2.61m) max

UPVC framed double glazed Conservatory with french doors opening onto garden. Radiator. Ceramic tiled floor.

KITCHEN 14' 3" x 8' 0" (4.34m x 2.44m)

Gloss white wall and base units with black working surfaces with matching upstands. Inset stainless steel sink. Inset induction Zanussi hob with black splashback and cooker hood over. Integrated Zanussi washing machine. Built-in stainless steel Zanussi double electric oven and Whirlpool microwave oven over. Integrated fridge/freezer. Pale grey ceramic tiled floor with speckles of glitter. UPVC framed double glazed window to side and french doors opening onto rear garden.

FIRST FLOOR

Hatch to loft space. UPVC framed double glazed window to side.

BEDROOM 1 11' 9" x 11' 2" (3.58m x 3.40m)

Radiator. UPVC framed double glazed window.

BEDROOM 2 11' 2" x 9' 10" (3.40m x 2.99m) max

Radiator. UPVC framed double glazed window with open aspect.

BEDROOM 3 8' 2" x 8' 1" (2.49m x 2.46m)

Radiator. UPVC framed double glazed window.

BATHROOM

White suite of shaped bath with mixer shower over, vanity unit with washbasin and low flush W.C. Radiator. White tiled walls and black marble effect ceramic tiled flooring.

OUTSIDE

FRONT GARDEN laid to lawn with central flagstone feature with two feature shrubs. Gate and pedestrian approach path to entrance.

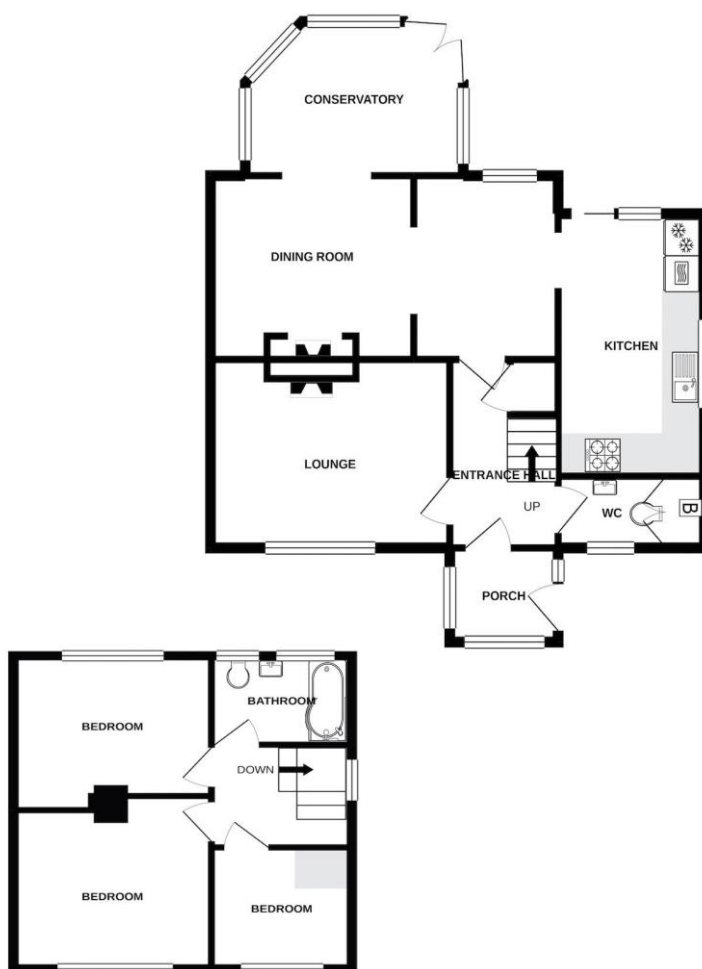
PARKING AREA to side, laid to pea shingle and providing parking for 2 vehicles. Gate and path to side leading to ...

DELIGHTFUL REAR GARDEN Raised decking area with good size Timber Summerhouse. Double wooden gates to side. Paved patio adjacent to house with outside water tap. Raised garden to side laid with feature stones and grey slate with inset planting. Further area laid to grey slate with timber arch with climbing roses. Lawn area. Timber Garden Shed. Block-built Garden Store/Workshop with power and light.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE BAND: C

AGENTS NOTES The ofcom website indicated 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 B003043 Written by: Bill Bye