

MAIN HOUSE

ENTRANCE HALL. Double opening French doors. Spacious entrance hall. Radiator. Airing cupboard with hot water tank.

LOUNGE. 15' 9" x 13' 7" (4.80m x 4.14m)

Spacious room with vaulted ceiling. Recess for T.V and consoles and feature Log Burner. Window to front. Radiator.

BEDROOM 1. 11' 11" x 11' 10" (3.63m x 3.60m) to wardrobes

Spacious double room with built in wardrobes. Window to front. Radiator. Window to front.

BEDROOM 1 EN-SUITE. 14' 5" x 5' 0" (4.39m x 1.52m)

Wet room style room with rainfall shower head, glass shower screen and tiled walls. Basin on gloss grey vanity unit. W.C with concealed cistern. Further gloss grey storage cupboard. Wall mounted, mirror fronted cabinet.

BEDROOM 2. 10' 11" x 8' 9" (3.32m x 2.66m) to wardrobes.

Double room with built in wardrobes. Window to rear. Radiator. Door to:

BEDROOM 2 EN-SUITE. 10' 9" x 4' 6" (3.27m x 1.37m)

Wet room style shower room with rainfall shower head and glass screen. Basin on gloss grey vanity unit. WC with concealed cistern. Wall hung mirror fronted cupboard. Window to rear. Radiator.

BEDROOM 3. Built in wardrobes. Radiator. Window and UPVC door to:

BALCONY. Glass and stainless steel balustrades. Open views.

BEDROOM 4. 10' 10" x 9' 4" (3.30m x 2.84m)

Double aspect room. Built in wardrobes. Radiator.

BATHROOM. 8' 4" x 5' 11" (2.54m x 1.80m)

Double ended bath with central taps. Basin on gloss grey vanity unit. W.C with concealed cistern. Bidet. Fully tiled walls with feature wall mirror.

SHOWER ROOM. 5' 7" x 3' 10" (1.70m x 1.17m)

Rainfall shower head. Upvc door and window to side. Fully tiled walls.

DOWNSTAIRS

LOWER HALL. Space for shoes and coats. Space for washing machine and tumble dryer.

KITCHEN / DINING / LIVING ROOM. 20' 10" x 19' 4" narrowing to 10'11 (6.35m x 5.89m) Gloss grey wall and base units with solid oak worktops. Tiled splash backs. Stainless steel sink with drainer. Integrated Siemens oven / grill with warming draw under and combi oven / microwave oven above. Falcon range style cooker with cooker hood over. Integrated Bosch dishwasher. American style fridge freezer. Separate (oil powered) Rayburn providing back up for central heating. Ample space for dining table and chairs, as well as living room furniture. Double opening French doors to rear garden. Radiator.



UTILITY ROOM. 13' 6" x 6' 8" (4.11m x 2.03m)

Multi-coloured wall and base units with solid timber worktops. Inset stainless steel sink with drainer.

BASEMENT FLAT

BASEMENT FLAT KITCHEN / DINER. 15' 2" x 12' 2" (4.62m x 3.71m) Spacious room with gloss grey wall and base units with stone effect worktops and tiled splash backs. Inset one and a quarter bowl stainless steel sink with drainer. Large Britannia range style oven with cooker hood over. Integrated under counter fridge. Space for washing machine. Wall mounted gas boiler.

BASEMENT FLAT BATHROOM. Bath in tiled surround with shower over. Close coupled W.C. Pedestal basin. Heated towel rail. Window.

BASEMENT FLAT BEDROOM. 13' 11" narrowing to 10'9 x 9' 3" (4.24m x 2.82m) Window and Upvc door to back garden. Radiator. Currently used as home gym.

BASEMENT FLAT LOUNGE. 16' 0" x 9' 10" (4.87m x 2.99m) Window to rear. Upvc door to back garden. Radiator.

TOP FLOOR FLAT

TOP FLAT ENTRANCE Upvc door from driveway. Lockable internal door to main house lounge. Stairs to first floor.

TOP FLAT LOUNGE 11' 5" x 10' 11" (3.48m x 3.32m) Velux window. Radiator. Under eaves storage. Cloakroom W.C with wash basin off.

TOP FLAT BEDROOM 11' 5" x 10' 1" (3.48m x 3.07m) Velux window. Fitted grey units with solid timber worktop.

TOP FLAT KITCHEN 7' 10" x 7' 9" (2.39m x 2.36m) Light blue gloss base units with granite effect worktops. Stainless steel sink with drainer. Tiled splash backs. Space for freestanding fridge freezer. Built in electric oven and hob.

TOP FLAT SHOWER ROOM 11' 3" x 8' 2" at largest (3.43m x 2.49m) Wet room style shower with tiled surround. Heated towel rail. Pedestal wash basin. Velux window. Space for washing machine.

OUTSIDE

FRONT. Large block paved driveway providing parking for multiple vehicles. Large covered CAR PORT which opens to a further covered CAR PORT and access to the rear garden.

REAR GARDEN. A good size patio seating area adjacent to the house. Central lawn with multiple raised vegetable beds. Large greenhouse and storage shed. Various storage areas.

GARDEN WORKSHOP. 23'3 x 9' 10" (7.08m x 2.99m) A fantastic man cave/workshop, fully insulated with power and lighting.

BIKE STORE ROOM 14' 5 x 5' 11" (4.39m x 1.80m) Doors to front. Tiled floor. Useful W.C. leading off.

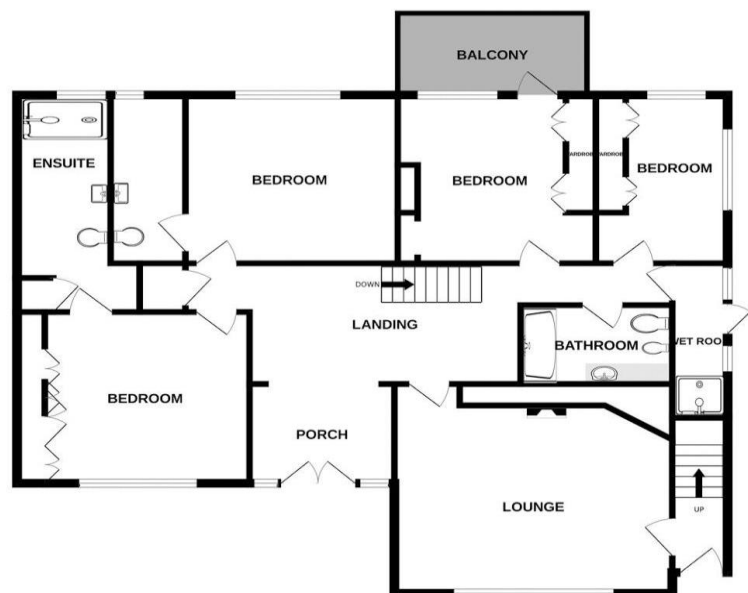
ENERGY PERFORMANCE RATINGS: Main House D. Basement Annexe D. Top Floor Flat C.
COUNCIL TAX BAND: F

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile reception shows -Vodafone 83%. Three 82%. EE 76% and 02 65%

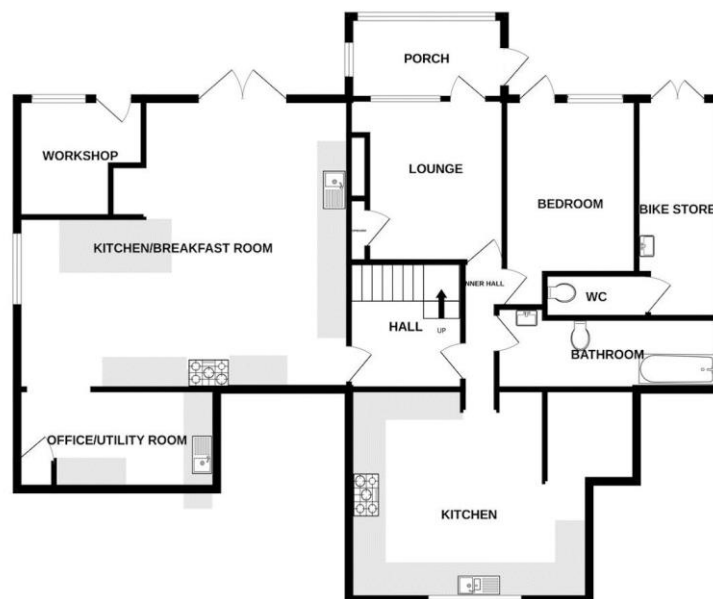
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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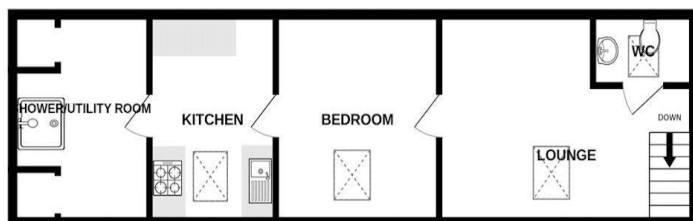
ENTRANCE FLOOR
115.5 sq.m. (1243 sq.ft.) approx.



GROUND FLOOR
123.5 sq.m. (1329 sq.ft.) approx.



TOP FLOOR ANNEXE
45.2 sq.m. (486 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Monksbridge Road, Brixham, TQ5 9NB



Don't be deceived from a roadside glance, this **FOUR BEDROOM DETACHED HOUSE** is arranged across three floors and 260m² of internal accommodation. The property comes with the added benefit of an additional living space both in the fully converted loft and lower level, there is potential for a **ONE BEDROOM LOFT ANNEX** and further **ONE BEDROOM LOWER LEVEL ANNEX**. With this extra accommodation, the property lends itself well to multi-generational living or could provide additional income. The main house provides four bedrooms, all with built in wardrobes and two enjoying en-suite shower rooms. The sociable kitchen / dining / living room with utility off is on the lower floor with double opening French doors to the rear garden, whilst the separate lounge is on the entrance floor along with the modern bathroom and separate shower room. A large block paved driveway is to the front of the property, providing ample room for parking and turning. To the rear is a spacious garden with raised vegetable beds, patio areas and a large garden workshop along with additional storage. Internal viewing is vital in understanding the space on offer.

Offers in Excess of £550,000 Freehold