

## Eden Park, Brixham TQ5 9LS



A really super family home. This **END OF TERRACE HOUSE** is situated on a corner plot and has been extended to provide additional ground floor space. On entering through the Porch, you are greeted by a 24' Lounge/Dining Room which then flows through to a good size Kitchen. In addition, there is a double size Bedroom with an en-suite Cloakroom off - this room provides an ideal flexible space and could be used for a variety of purposes including a study/hobbies room. Upstairs there are 3 double size Bedrooms and a stunning Bathroom. Gas fired central heating and UPVC framed double glazing are installed. Outside there is parking for 3 cars plus an integral garage and the sweeps around the side of the house providing a sunny patio area and a lawn area to the rear. Eden Park is situated close to a primary school and a convenience store at St. Mary's Square is located a short walk away.

**£275,000 Freehold**

**GROUND FLOOR** - Half glazed UPVC framed double glazed entrance door to ...

**ENTRANCE PORCH 4' 0" x 3' 11" (1.22m x 1.19m).** Wood laminate effect flooring. UPVC framed double glazed window with opaque glass. Door to ...

**SPACIOUS LIVING ROOM 24' 8" x 11' 0" narrowing to 8'2" (7.51m x 3.35m).** Two radiators. UPVC framed double glazed window overlooking front and UPVC framed double glazed sliding patio doors to side patio. Door to stairwell. Open through to ...

**KITCHEN 10' 11" x 7' 10" (3.32m x 2.39m).** White faced wall and base units with black working surfaces. Space for washing machine. Inset stainless steel sink. Inset 4 ring gas hob and Montpellier stainless steel electric oven. Space for American style fridge/freezer. White tiled walls. UPVC framed double glazed window overlooking rear garden.

**DOWNSTAIRS BEDROOM 11' 7" x 9' 8" (3.53m x 2.94m).** Dual aspect room with two UPVC framed double glazed windows overlooking the rear garden. Radiator. Wood effect laminate flooring. Door to ...

**CLOAKROOM 9' 9" x 3' 11" (2.97m x 1.19m).** UPVC framed double glazed window with opaque glass. Radiator. Mushroom coloured suite of close coupled W.C. and pedestal washbasin with attractive splashback.

**Stairs lead from the Lounge to**

**HALF LANDING.** Radiator. Stairs rise to ...

**FIRST FLOOR LANDING.** Hatch to loft void.

**BEDROOM 1 10' 4" x 10' 0" (3.15m x 3.05m).** Radiator. UPVC framed double glazed window enjoying a rooftop view towards St Mary's Church tower.

**BEDROOM 2 13' 8" x 9' 0" (4.16m x 2.74m).** Radiator. UPVC framed double glazed window enjoying the lovely rooftop view to St. Mary's Church tower.

**BEDROOM 3 10' 8" x 9' 0" (3.25m x 2.74m).** Radiator. UPVC framed double glazed window overlooking rear garden.

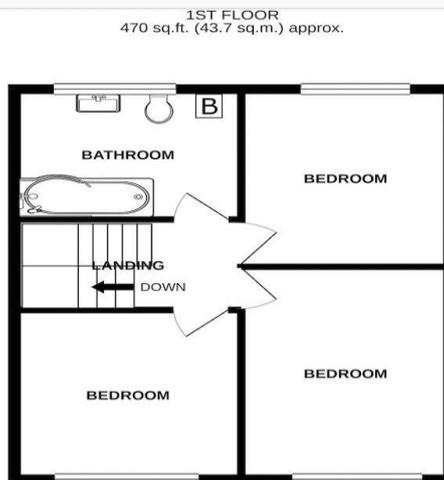
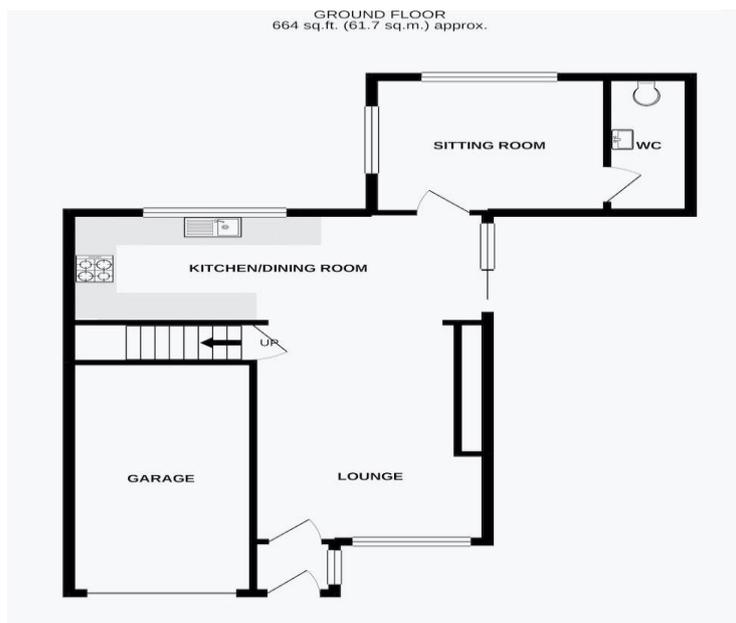
**STUNNING BATHROOM 10' 5" x 7' 10" (3.17m x 2.39m).** White suite of shaped panelled bath with curved shower screen, waterfall shower head and separate shower head. Vanity unit with mink-coloured drawers beneath a white washbasin with waterfall tap. Close coupled W.C.

**OUTSIDE** Concrete driveway leading to **INTEGRAL GARAGE** with up-and-over door. Gravel area to side with sweeping curving wall creating further **PARKING SPACES** to side. Gate to rear garden.

**SUNNY PATIO AREA** to side. Paving leads around to the rear of the house where there is a shaped lawn with raised border covered with garden gravel for ease of maintenance. Further paved patio area.

**COUNCIL TAX BAND: C**

**ENERGY RATING BAND: C**



#### LAYOUT GUIDE ONLY

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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