

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.

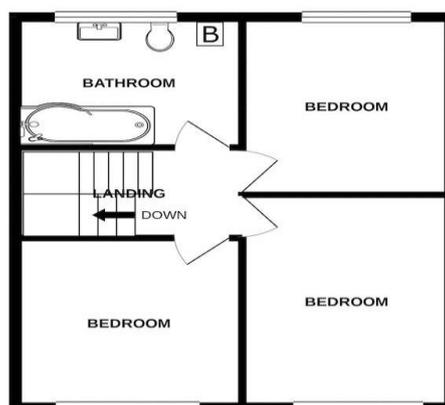
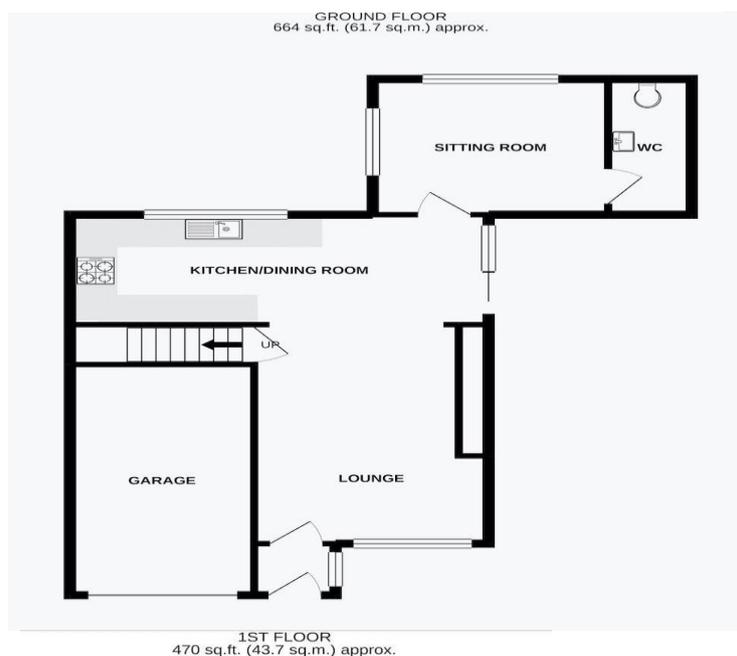
STUNNING BATHROOM 10' 5" x 7' 10" (3.17m x 2.39m). White suite of shaped panelled bath with curved shower screen, waterfall shower head and separate shower head. Vanity unit with mink-coloured drawers beneath a white washbasin with waterfall tap. Close coupled W.C.

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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