

## Mount Pleasant Road, Brixham, TQ5 9RP



Located within walking distance of Brixham's town and harbour, this **FOUR BEDROOM TERRACED HOUSE** is well presented throughout, creating a balance of character features and modern styles, it also benefits from a beautiful patio garden to the rear. As you enter the property you are welcomed by the open plan lounge / dining room with feature multi fuel burner, a W.C can be found tucked away under the stairs and the modern fitted kitchen is to the rear with access to the back garden. On the first floor are two double bedrooms and the superbly presented bathroom with bath and shower. Two further bedrooms are located on the top floor both with dormer windows. A large patio garden is located to the rear, currently finished with potted plants and a garden shed complete with power and space for a tumble drier.

**£300,000 Freehold**

## ENTRANCE HALL

Composite front door. High level electric meter and consumer unit. Inner door to:

## LOUNGE / DINING ROOM 21' 6" x 14' 8" (6.55m x 4.47m)

Spacious lounge diner with two stone chimney breasts. One with multi fuel burner and the other with ornate fire place. Window to front. Two radiators. Under stairs cupboard.

## CLOAKROOM W.C

Close coupled W.C. Pedestal wash basin.

## KITCHEN 13' 5" x 7' 8" (4.09m x 2.34m)

Gloss white wall and base units with wood effect worktops. Stainless steel sink with drainer. Tiled splashbacks. Freestanding gas oven and hob with cooker hood over. Dishwasher. Space for washing machine, space for freestanding fridge freezer. Radiator. Window and Upvc door to rear garden.

## FIRST FLOOR - LANDING

### BATHROOM 9' 2" x 7' 2" (2.79m x 2.18m)

Large shower cubicle with rainfall shower head and separate hand held head. Double ended bath. Basin on grey gloss vanity unit and integrated W.C. Wall mounted mirror fronted vanity unit. Heated towel rail. Airing cupboard housing Worcester boiler.

### BEDROOM 1 14' 9" x 10' 7" (4.49m x 3.22m)

Spacious double room with window to front. Radiator.

### BEDROOM 2 10' 8" x 9' 7" (3.25m x 2.92m)

Chimney breast with ornate wooden surround and mantel. Window to rear. Radiator.

## TOP FLOOR - LANDING

Velux window. Cupboard over stairs.

### BEDROOM 3 14' 3" x 10' 8" (4.34m x 3.25m)

Double room with dormer window to front. Radiator.

### BEDROOM 4 11' 0" x 8' 7" (3.35m x 2.61m)

Dormer window to rear. Radiator.

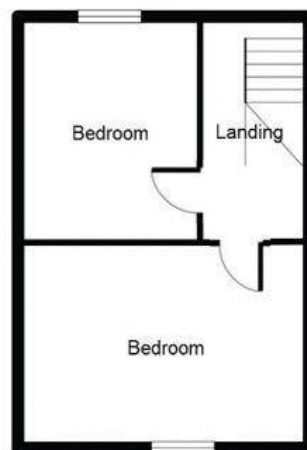
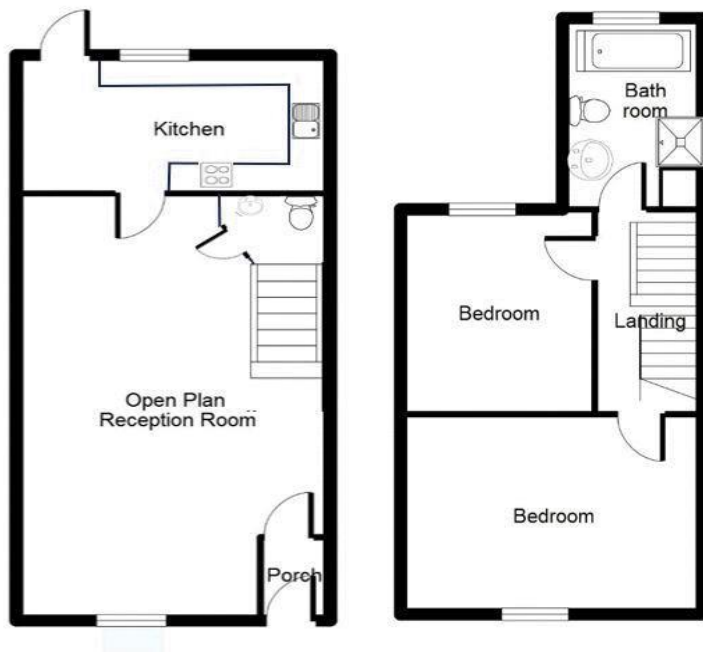
## OUTSIDE

### BACK GARDEN

Patio garden enjoying a sunny aspect. Gravel border. Outside light and tap. Shed with power and space for tumble dryer. There is right of access (for the neighbouring properties) across the back of this garden and neighbouring gardens accessing a pedestrian walkway onto Mount Pleasant Road.

**ENERGY PERFORMANCE RATING: E**

**COUNCIL TAX BAND: B**



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 B001786 Written by: Bill Bye