

Alma Road, Brixham, TQ5 8QR



Superbly presented throughout, this **THREE BEDROOM TERRACED HOUSE** is located within walking distance of Furzeham Green, Battery Gardens and the scenic South West Coastal Path. The property benefits from **DRIVEWAY PARKING** for two cars, as well as a **GARAGE** to the rear, with pedestrian access from the garden. On the ground floor is a lounge with central electric fire and window overlooking the allotments opposite, whilst to the rear is a fantastic kitchen / dining room with a recently fitted contemporary kitchen, spacious dining area and double opening French doors to the rear garden. On the first floor are three bedrooms, the master having built in wardrobes, as well as a modern shower room. The back garden is laid with artificial grass, making easy maintenance and houses the large timber summer house. Internal viewing is highly recommended to understand the quality of the property.

£299,950 Freehold

ENTRANCE HALL

Composite front door with glazed panel to side.
Radiator. Under stairs cupboard.

LOUNGE 12' 6" x 11' 11" (3.81m x 3.63m)

Central electric fire place with quartz effect surround and mantle. Window to front. Radiator.

KITCHEN / DINING ROOM 18' 9" x 9' 3" (5.71m x 2.82m)

Midnight blue base units with gloss white wall units. Slimline marble effect worktops with tiled splash backs. Stainless steel sink. Induction hob with cooker hood over and electric oven under. Dishwasher. Space for washing machine. Recently fitted wall mounted Worcester boiler. Space for freestanding fridge freezer. Window to rear. Ample space for dining table and chairs. Double opening French doors accessing the back garden. Two contemporary radiators.

FIRST FLOOR - LANDING

Storage cupboard. Loft hatch.

SHOWER ROOM 6' 11" x 5' 6" (2.11m x 1.68m)

Quadrant shower cubicle with tiled surround and Mira electric shower. Close coupled W.C. Pedestal wash basin with tiled surround. Heated towel rail. Window to rear.

BEDROOM 1 12' 7" x 9' 3" narrowing to 9'7"

(3.83m x 2.82m) Window to rear with open aspect. Built in wardrobes. Radiator.

BEDROOM 2 11' 11" x 9' 8" (3.63m x 2.94m)

Window to front with open views across the allotments. Radiator.

BEDROOM 3 8' 10" x 6' 8" (2.69m x 2.03m)

Window to front with open views across the allotments.

OUTSIDE

FRONT GARDEN

Driveway parking for two cars.

BACK GARDEN

Fully enclosed and private back garden. Laid with artificial grass, timber raised bed. Outside tap. Pedestrian door to garage. Storage area behind summer house with gated access to footpath.

TIMBER SUMMER HOUSE

Split into two rooms, one being a useful workshop / store. Power and lighting.

GARAGE 16' 11" x 7' 9" (5.15m x 2.36m)

Up and over door. Power and lighting.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B



GROUND FLOOR



1ST FLOOR

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 B001787 Written by: Bill Bye