

## Castor Close, Brixham, TQ5 9NU



Located in the quiet cul-de-sac of Castor Close this **THREE BEDROOM SEMI-DETACHED HOUSE** is roughly a mile away from Brixham's town and harbour and is within easy walking distance of the local shop on Castor Road. A real feature of the property is the large back garden, the spacious corner plot creates wrap around lawned gardens, perfect for summer family activities. There are also four brick built outside store cupboards providing plenty of storage, as well as driveway parking to the front. Internally the property is beautifully presented, ready for a new owner to move straight in. On the ground floor is a good sized lounge, along with kitchen / dining room with wood effect fitted kitchen. On the first floor is a modern bathroom with bath over shower and three good sized bedrooms.

**£272,500 Freehold**

## ENTRANCE HALL

Composite front door. Radiator. Under stairs cupboard. Window to side. Upvc door to back garden.

## LOUNGE

Window to front. Radiator.

## KITCHEN / DINING ROOM

Wood effect wall and base units with granite effect worktops. Stainless steel sink with drainer. Tiled splash back. Space for freestanding oven. Space for washing machine and space for fridge freezer. Ample space for dining table and chairs. Built in cupboard. Radiator. Window to rear.

## FIRST FLOOR - LANDING

Loft hatch.

## BEDROOM 1

Spacious double room. Window to rear. Radiator.

## BEDROOM 2

Spacious double room. Window to front. Radiator.

## BEDROOM 3

Window to front. Radiator. Cupboard over stairs housing gas boiler and further airing cupboard with hot water tank.

## BATHROOM

Bath with electric shower over. Pedestal wash basin. Close coupled W.C. Radiator. Window to rear.

## OUTSIDE

### FRONT GARDEN

Driveway parking to front. Access to back garden.

### OUTSIDE STORE

Four individual brick built store units in one block. One with power.

### BACK GARDEN

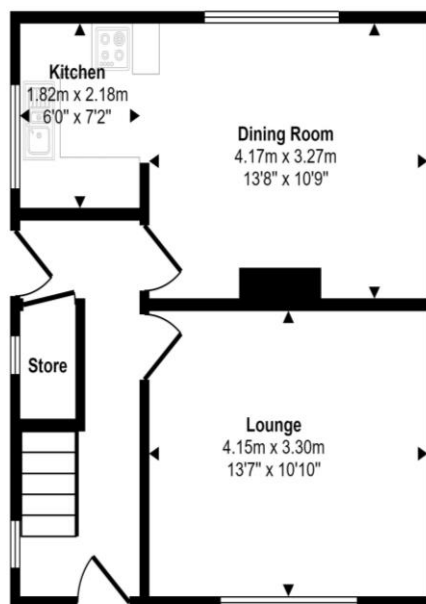
Very large corner plot, mainly laid to lawn. Creating a perfect family garden.

## ENERGY PERFORMANCE RATING: C

## COUNCIL TAX BAND: B

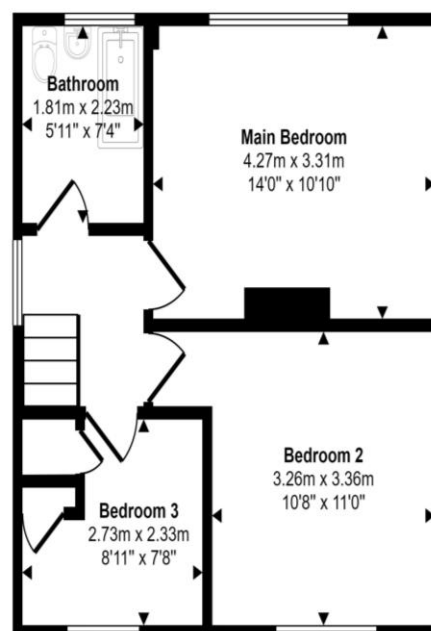
## AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Ground Floor

Approx 41 sq m / 443 sq ft



First Floor

Approx 42 sq m / 453 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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 B001901 Written by: Bill Bye