

## Raddicombe Drive, Brixham, TQ5 0HA



This immaculate **THREE BEDROOM DETACHED HOUSE**, located in the rural fringe of Brixham, offers modern living with a recently refurbished interior. The hub of the house is the spacious open family room with herringbone flooring and ample space for both living and dining room furniture. This flows seamlessly through to the modern sage green kitchen with integrated appliances. The open layout is perfect for family gatherings and entertaining. On the first floor, is a well finished shower room with large shower cubicle, as well as three spacious bedrooms, the principal bedroom benefits from open countryside views, along with sea peeps. Stepping outside, the front garden provides driveway parking, along with access to the integral garage and gated access to the rear. The back garden features a fully enclosed, elevated lawn with walkway adjacent to the property. Internal viewings are highly recommended to understand the quality of finish on offer.

**£315,000 Freehold**

## ENTRANCE PORCH

Upvc front door. Space for shoes and coats. Inner door to:

## LOUNGE 24' 10" x 11' 2" (7.56m x 3.40m)

Double aspect room with window to front and window with door to back garden. Wood effect herringbone flooring. Ample space for living and dining room furniture. Stairs rising to first floor with cupboard under. Heatstore electric radiator and modern style electric radiator.

## KITCHEN 9' 7" x 7' 3" (2.92m x 2.21m)

Sage green shaker style wall and base units with Oak effect worktops. White sink with drainer. Tiled splashback.

Integrated dishwasher. Integrated fridge freezer. Bosch oven. Electric hob with cooker hood over. Bosch microwave combi oven. Windows to rear.

## FIRST FLOOR - LANDING

Loft hatch.

## BEDROOM 1 13' 10" x 11' 2" (4.21m x 3.40m)

Spacious double room. Window to front with open views and sea peeps. Ornate panelled wall. Heatstore electric heater.

## BEDROOM 2 11' 2" x 10' 5" (3.40m x 3.17m)

Double room with window overlooking back garden. Heatstore electric heater.

## BEDROOM 3 11' 1" x 7' 5" (3.38m x 2.26m)

Window to front with open views and sea peeps. Heatstore electric heater. Currently used as home office.

## SHOWER ROOM 7' 5" x 7' 4" (2.26m x 2.23m)

Walk in shower cubicle with electric shower unit and panelled surround. Close coupled W.C. Basin in vanity unit. Airing cupboard with hot water tank. Two windows to rear.

## OUTSIDE

## GARAGE 16' 1" x 7' 4" (4.90m x 2.23m)

Up and over door. Window to side. Electrical consumer unit. Power and lighting.

## FRONT GARDEN

Driveway parking with inset lawn to side and border flower beds. Gated access to side.

## BACK GARDEN

Small slabbed walkway to rear of property. Steps up to a lawned garden, fully enclosed by fencing. Gated access to front garden. Outside tap.

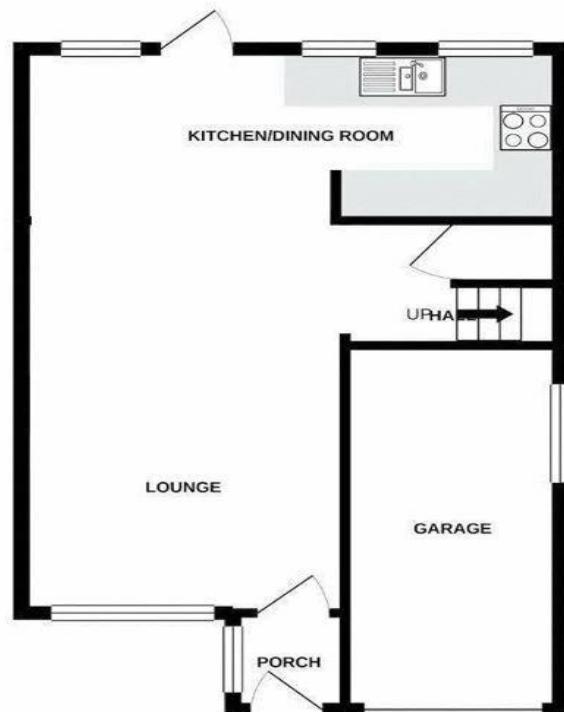
## ENERGY PERFORMANCE RATING: E

## COUNCIL TAX BAND: C

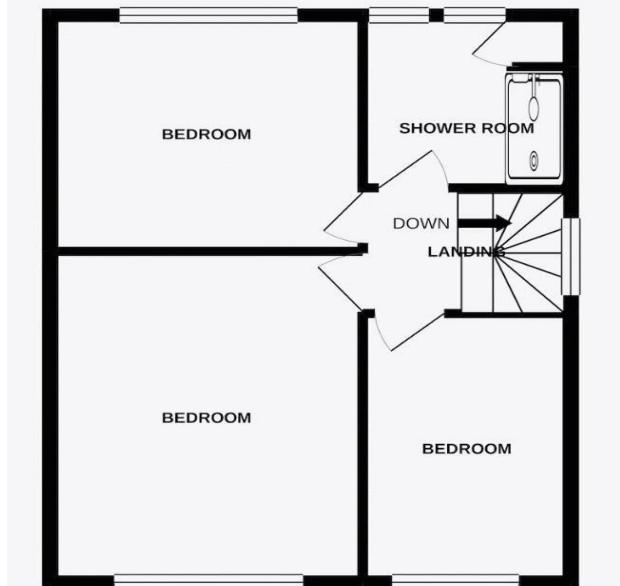
## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception are available. Electric and water are all on mains supply, with a mains drainage connection. The property has no mains gas connection. The property is heated via modern electric heaters.

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



## 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 B002025 Written by: Bill Bye