

## Poplar Close, Brixham, TQ5 0SA



This **THREE BEDROOM LINKED HOUSE** is deceptively spacious at first glance, and internal viewing is highly recommended to appreciate the space on offer. In addition, there is front and rear garden space and a parking bay to the rear. Ideal for a family home.

Accommodation offers good size lounge to the front aspect with separate dining room and fitted kitchen to the rear, along with a useful ground floor shower room/w.c. off the entrance porch. On the first floor there are three bedrooms, (two doubles and one single) along with family bathroom/w.c.

Gas fired central heating is installed along with double glazed windows.

Poplar Close is located at the top end of Chestnut Drive in a small cul-de-sac. Local shopping facilities are located less than half a mile away at St. Mary's Square. Brixham town centre is easily reached by foot or car and a local bus service runs nearby.

**£215,000 Freehold**

## GROUND FLOOR.

Double glazed entrance door opens to:

## ENTRANCE PORCH.

Glazed door to lounge and door to:

## GROUND FLOOR SHOWER ROOM.

Comprising shower enclosure with independent electric shower. Low level W.C. Vanity unit with inset washbasin. Double glazed window. Tiled walls.

## LOUNGE. 19' 0" x 10' 0" (5.79m x 3.05m)

Three double glazed windows. Fitted electric fire with brass effect canopy.

## DINING ROOM. 11' 3" x 13' 0" (3.43m x 3.96m)

Staircase to first floor. Double glazed window. Half glazed door to rear entrance and courtyard.

## KITCHEN. 9' 8" x 7' 3" (2.94m x 2.21m)

Range of fitted wall and base cupboards. Wood effect working surfaces and inset stainless steel sink and drainer. Spaces for appliances and cooker. Double glazed window to front. Large walk in cupboard housing 'Ideal' gas fired boiler.

**FIRST FLOOR.** Landing with loft access hatch. Airing cupboard with hot water cylinder and further storage cupboard. Doors to:

## BEDROOM 1. 11' 3" + door recess x 11' 4" max (3.43m x 3.45m)

Two double glazed windows to front. Built in storage cupboard.

## BEDROOM 2 9' 9" + door recess x 10' 0" + recess (2.97m x 3.05m)

Built in cupboard. Two double glazed windows. Fitted range of bedroom furniture including wardrobes and over bed cupboards.

## BEDROOM 3. 8' 7" x 7' 1" (2.61m x 2.16m)

Double glazed window.

**BATHROOM/W.C.** White suite comprising panelled bath, low flush W.C. and pedestal wash basin. Tiled walls. Double glazed window.

## OUTSIDE.

To the **FRONT** of the house there is a shared walkway approach from Rowan Way to the front garden which is mainly lawned with steps up to the front entrance. The **REAR COURTYARD GARDEN** has a paved patio area with raised flower bed. Garden store. Steps lead up the rear entrance and **PARKING BAY**.

**COUNCIL TAX BAND: B**

**ENERGY RATING: TBC**

**NOTE:** The Ofcom website indicates standard and superfast broadband is available and mobile signal is good, but please check with your mobile provider.

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



GROUND FLOOR  
44.2 sq.m. (476 sq.ft.) 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.

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