

40 Langley Avenue, Brixham, TQ5 9JG

Eric Lloyd & Co.





£500,000 Freehold

An attractive, extended **DETACHED THREE BEDROOM HOUSE** with generous corner plot gardens, driveway and Integral Garage. A beautiful home which is ready to move into with **NO ONWARD CHAIN**.

Occupying a particularly good-sized corner plot in the highly sought-after residential address of Langley Avenue, this attractive property offers spacious and versatile accommodation, together with mature gardens wrapping around the property.

Well presented throughout and ready for immediate occupation, the house provides an excellent opportunity for those seeking a comfortable family home in an established and popular residential location. The property is approached via a brick-paved driveway providing ample off-road parking and leading to the attached integral garage. The mature gardens are a particular feature, extending around the property and being predominantly laid to lawn, complemented by well-stocked flowerbeds, established trees and a variety of shrubs. The rear garden enjoys a sunny aspect and a good degree of privacy, providing an ideal setting for outdoor relaxation and entertaining.

Internally, the accommodation is well arranged and briefly comprises a recessed entrance leading into the hallway, with stairs rising to the first floor and a useful understairs storage cupboard. There is also a convenient cloakroom/W.C.

The spacious lounge is an inviting reception room, featuring a stone-faced fireplace with display plinth's and a fitted coal-effect gas fire. A bay window overlooks the front garden, whilst two additional windows to the side provide plenty of natural light. An archway leads through to the dining room, which has a further side-facing window and access to the kitchen. Open-plan to the dining room is a beautiful sun lounge/office, providing additional reception space with windows and doors overlooking and opening to the rear garden, making this an ideal spot to enjoy the garden throughout the seasons.

The kitchen/breakfast room is fitted with a good range of quality wall and base units, ample worktop space and a small breakfast bar. Further features include a stainless steel sink and drainer, fitted electric oven, hob with cooker hood over and built-in microwave. There is space for a breakfast table and chairs, together with a rear-facing window and door leading into the separate utility room. The utility room provides further cupboards and work surfaces, an additional sink, ample space for household appliances and access to the rear garden.

On the first floor, the landing has an airing cupboard housing the hot water cylinder and access to the loft. There are three bedrooms comprising a good-sized principal bedroom overlooking the front, a second double bedroom to the rear and a third single bedroom to the front, which benefits from a built-in wardrobe/cupboard. Completing the accommodation is a well-appointed shower room with a double-sized shower enclosure, pedestal washbasin and low-level W.C, complemented by fully tiled walls and flooring.

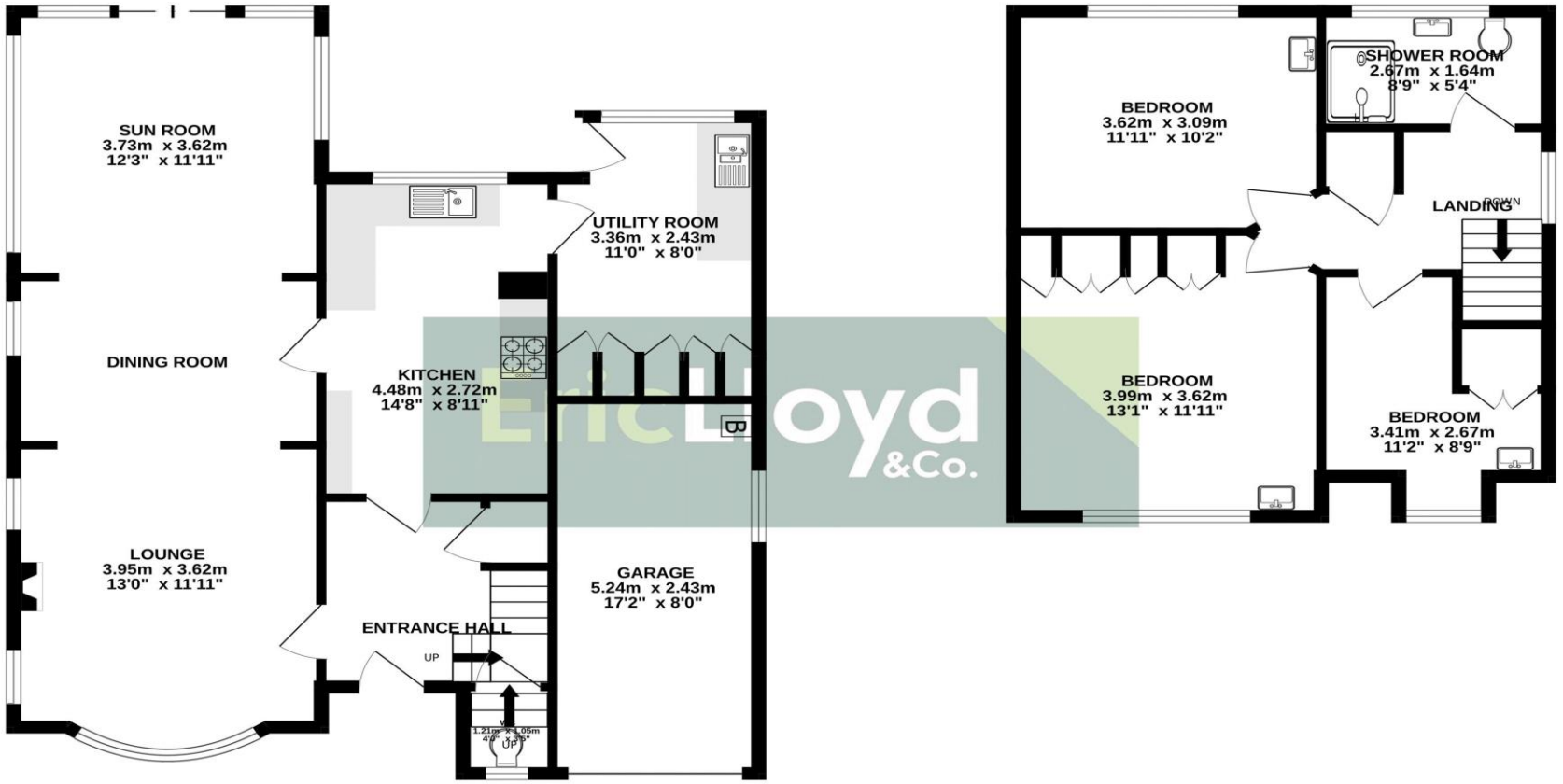
Additional benefits include gas-fired central heating and double glazing.

Langley Avenue is a well-regarded and sought-after residential address within the popular coastal town of Brixham. The town which is in walkable distance via Parkham Lane is renowned for its picturesque working harbour, colourful waterfront, traditional streets and excellent selection of independent shops, cafés, restaurants and public houses. Brixham also offers a range of everyday amenities, schooling and recreational facilities, together with beautiful coastal scenery and access to the stunning South Devon coastline and surrounding countryside.

This appealing property combines generous accommodation, attractive mature gardens, excellent parking and a convenient integral garage, making it an ideal home for families, those looking to downsize without compromising on space, or buyers seeking a well-maintained detached property in a desirable Brixham location.

GROUND FLOOR
79.3 sq.m. (854 sq.ft.) approx.

1ST FLOOR
43.7 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA : 123.0 sq.m. (1324 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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