

Warborough Road, Churston, Brixham, TQ5 0JY

EricLloyd &Co.





£795,000 Freehold

A Substantial **FIVE BEDROOM FAMILY HOME** with enormous potential in a sought-after location at Churston. A fantastic opportunity to acquire this handsome and generously proportioned five-bedroom family home, with over 266 sq metres of space offering considerable potential for further improvement and personalisation.

Currently an unfinished project of renovation and extension, the property provides an exciting opportunity for a purchaser to complete the remaining works and create a superb home tailored to their own tastes and specifications.

Occupying an attractive position, set well back from Warborough Road, the property enjoys an impressive frontage with established gardens, a carriage driveway providing ample off-road parking, and a double garage with an adjoining workshop. To the rear, there is a particularly generous, near-level garden, offering an excellent space for family enjoyment, entertaining and outdoor dining.

The accommodation is both spacious and versatile. A significant extension has created an impressive kitchen/dining/family room, with two sets of bi-folding doors opening directly onto the rear garden and lantern roof feature allowing plenty of natural light and providing the potential for wonderful indoor/outdoor living. The kitchen area has been completed, although the remainder of this substantial space requires finishing, offering the opportunity to add the final touches to suit individual requirements.

Further ground-floor accommodation includes a large, formal dual-aspect dining room situated just off the entrance hall, together with a separate, well-proportioned dual-aspect sitting room, providing excellent spaces for both formal entertaining and everyday family life.

On the first floor, the property offers five light and airy double bedrooms, together with a family bathroom. Two of the bedrooms have had their adjoining bathrooms stripped out in preparation for the installation of en-suite facilities, presenting further scope to enhance the accommodation and create luxurious principal bedroom suites.

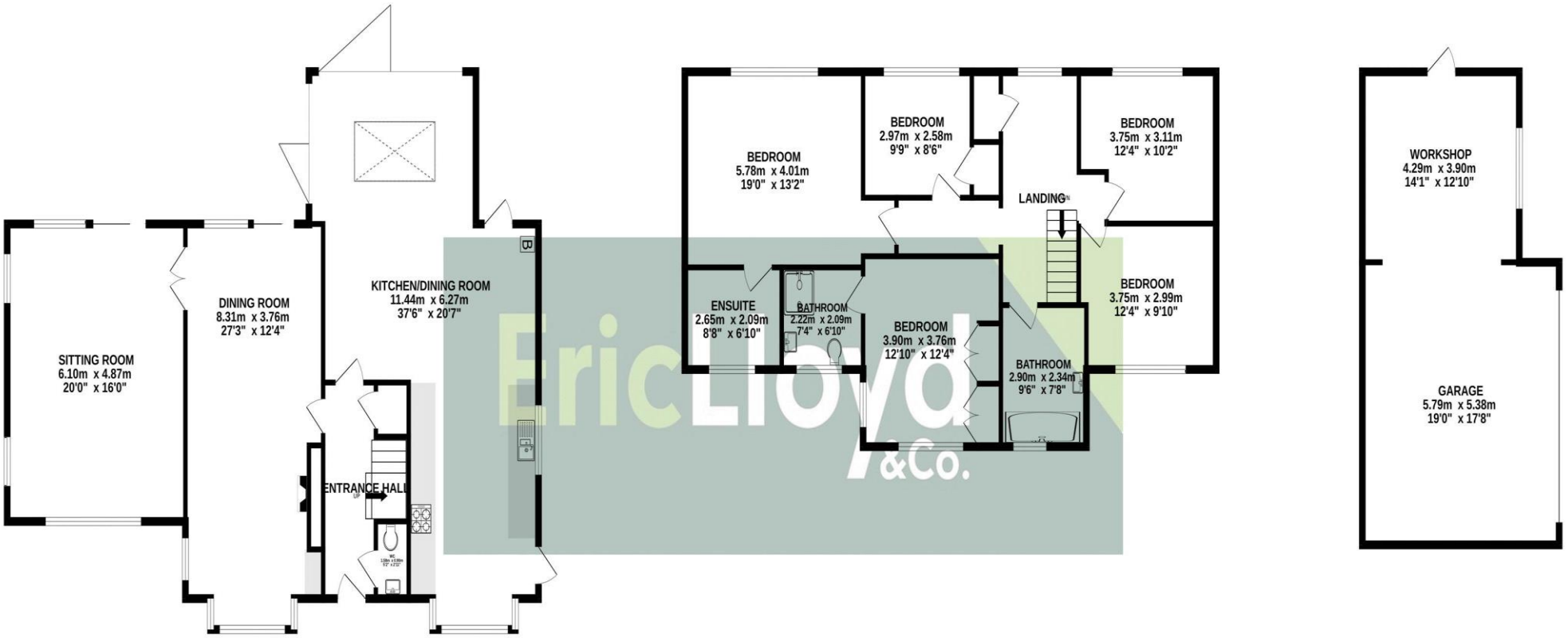
The property is situated towards the lower end of Warborough Road, close to Churston Common, within the highly regarded and sought-after Churston area. The beautiful sandy beach at Broadsands is within walking distance, as are the local shops and bus services at Churston Broadway. Churston Golf Club is also nearby, while the area is particularly well served by a selection of highly regarded schools, including Churston Ferrers Grammar School and Galmpton and White Rock Primary Schools.

This is a rare and exciting opportunity to acquire a substantial five-bedroom home in an enviable residential location, with generous gardens, excellent parking and considerable scope to add value. With much of the groundwork already undertaken, the property offers tremendous potential for a purchaser seeking to complete an individual renovation project and create an exceptional family home in one of the area's most desirable locations.

GROUND FLOOR
120.7 sq.m. (1299 sq.ft.) approx.

1ST FLOOR
98.2 sq.m. (1057 sq.ft.) approx.

GARAGE
47.9 sq.m. (515 sq.ft.) approx.

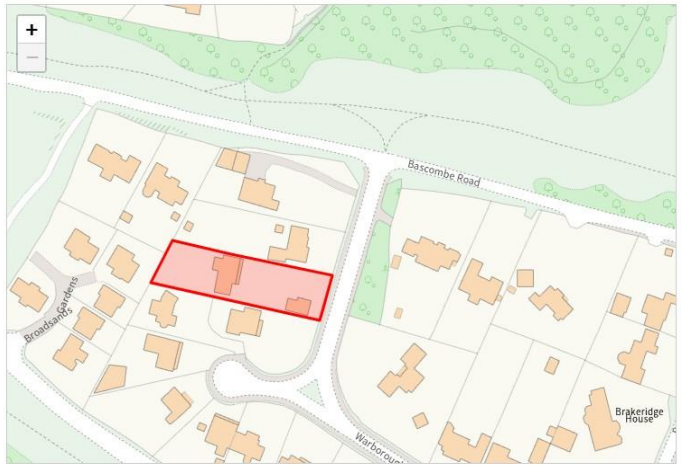


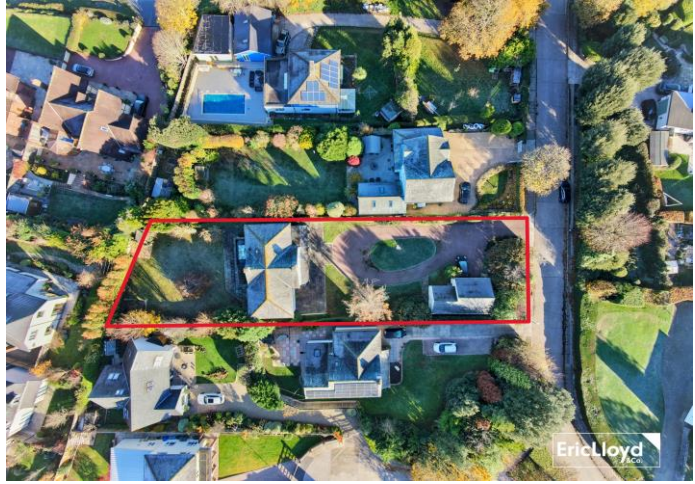
TOTAL FLOOR AREA : 266.8 sq.m. (2872 sq.ft.) approx.

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: F

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

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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