



Taylor's
sales & lettings

Guide Price £270,000 - £280,000

Hillrise, Galmpton,
Brixham, TQ5 0PR

A beautifully presented three bedroom family home situated in the heart of the highly sought after village of Galmpton, enjoying stunning southerly views across open countryside and towards the iconic Dartmouth Steam Railway Line. This cosy, low maintenance home offers well balanced accommodation throughout, comprising a welcoming entrance hallway, a spacious lounge, a modern kitchen/dining room, a contemporary ground floor shower room, three generous bedrooms, and attractive front and rear gardens. The property further benefits from a double width driveway providing ample off road parking, gas fired central heating and double glazing throughout. Ideally positioned within walking distance of Galmpton's village shops and amenities, and within easy reach of both Galmpton Primary School and the highly regarded Churston Ferrers Grammar School.



ENTRANCE HALL A composite entrance door opens into a welcoming entrance hall with a staircase rising to the first floor, a gas central heating radiator, and access to the principal ground floor accommodation.

LOUNGE A bright and inviting reception room enjoying a beautiful southerly aspect through a large uPVC double glazed window to the front, offering far reaching views across Galmpton, open countryside and towards the steam railway. Finished with attractive wood effect flooring, a useful understairs storage cupboard and a gas central heating radiator.

KITCHEN / DINING ROOM A spacious and well designed kitchen fitted with an excellent range of modern cream fronted wall and base units complemented by marble effect work surfaces and matching upstands. Featuring an inset black Rangemaster composite sink with pull out mixer tap, integrated fridge/freezer, integrated slimline dishwasher and pull out bin storage, together with space for a washing machine and tumble dryer. The Rangemaster cooker is included within the sale. Two uPVC double glazed windows overlook the rear garden, whilst there is ample space for a family dining table and chairs. The room is finished with tiled flooring, a gas central heating radiator and houses the wall mounted Worcester combination boiler, with an opening leading through to the rear lobby.

REAR LOBBY Providing direct access to the rear garden via a uPVC double glazed door, with access to the ground floor shower room.

GROUND FLOOR SHOWER ROOM A stylish and contemporary shower room fitted with a generous walk in wet room style shower featuring a rainfall shower head, low level WC and pedestal wash hand basin. Finished with fully tiled walls and flooring, a heated towel rail and two obscure uPVC double glazed windows.

FIRST FLOOR

BEDROOM ONE A superbly proportioned principal bedroom enjoying outstanding open views across the surrounding countryside and towards the Dartmouth Steam Railway. Benefitting from French style opening windows designed to maximise the stunning outlook together with a gas central heating radiator.

BEDROOM TWO A generous double bedroom overlooking the rear garden, complete with a uPVC double glazed window and gas central heating radiator.

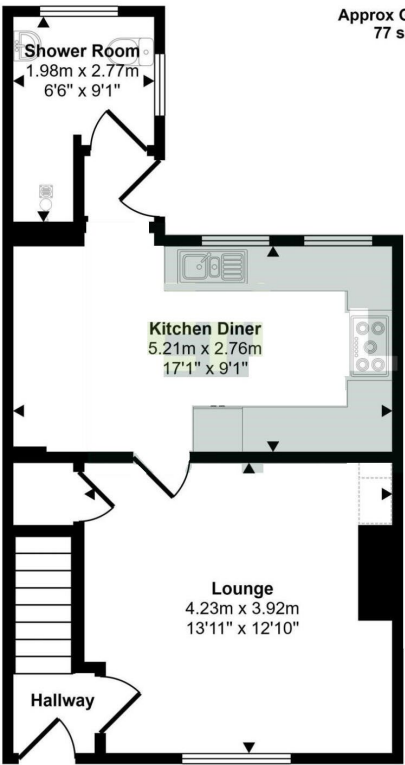
BEDROOM THREE A well proportioned third bedroom enjoying views over the rear garden, ideal as a child's bedroom, guest room or home office. Featuring a uPVC double glazed window and gas central heating radiator.

LANDING Providing access to all first floor accommodation with loft hatch, loft ladder and a spacious part boarded loft offering useful additional storage.

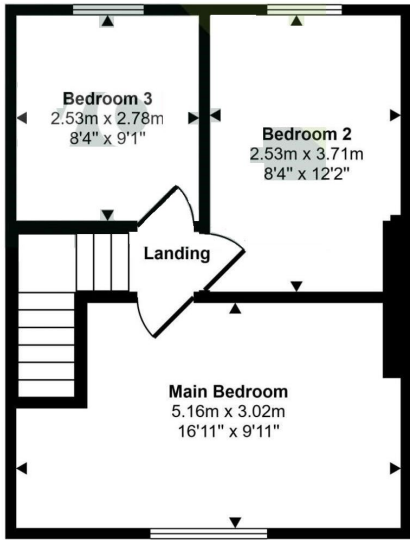
OUTSIDE

FRONT GARDEN & PARKING The property is approached via a double width driveway providing ample off road parking. A beautifully maintained south facing front garden is predominantly laid to lawn with attractive planted borders and a pathway leading to the front entrance, all enjoying the property's exceptional open rural outlook.

REAR GARDEN A fully enclosed and secluded rear garden offering a wonderful outdoor space for families and entertaining. Featuring a patio seating area adjoining the property with steps leading to a lawned garden and central pathway. Further benefits include gated rear access, outside lighting, an outside tap and a timber storage shed.



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 35 sq m / 382 sq ft

Approx Gross Internal Area
77 sq m / 828 sq ft

Address 'Hillrise, Galmpton, Brixham, TQ5 0PR'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '69 | C'

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