

## New Road, Brixham, TQ5 8NJ



A 1930's, bay fronted, **THREE BEDROOM SEMI DETACHED HOUSE**, located in a tucked away position off New Road and within easy walking distance of the town, harbour and waterfront.

The house offers a great space for a family or a couple, having a dual aspect lounge/dining room with patio doors to the rear opening to the patio and garden and a fitted kitchen. On the first floor there are three bedrooms and shower room/w.c.

The house is accessed from a shared private driveway and has parking space to the front. Wide steps at the side lead up to the rear garden which enjoys a sunny aspect.

Local amenities are close by, with a Sainsbury's convenience store just up the road. The number 12 bus service frequently runs along New Road to Brixham and Paignton.

### £279,950 Freehold

## GROUND FLOOR.

Double glazed entrance door opens to:

## ENTRANCE HALL.

Radiator. Staircase to the first floor. Doors to:

## LOUNGE/DINING ROOM. 21' 11" + depth of bay window x 11' 6" (6.68m x 3.50m)

Double glazed bay window to front. Fireplace with pebble effect electric fire. Wall mounted electric panel heater. Double glazed sliding patio doors to the rear patio and garden.

## KITCHEN. 10' 4" x 6' 4" (3.15m x 1.93m)

Range of fitted wall and base cupboards. Wood effect working surfaces with inset stainless-steel sink and drainer. Built in Hotpoint electric double oven/grill. Four burner gas hob with cooker hood over to side. Space for fridge/freezer. Plumbing/space for washing machine and dishwasher. Tiled surrounds. Worcester combination boiler. Double glazed window to rear.

## FIRST FLOOR.

Landing with double glazed window and loft access hatch.

## BEDROOM 1. 10' 10" + depth of bay window x 10' 2" max. (3.30m x 3.10m)

Double glazed bay window to front. Radiator.

## BEDROOM 2. 10' 10" x 10' 8" (3.30m x 3.25m) max.

Double glazed window to rear. Radiator.

## BEDROOM 3. 6' 9" x 6' 10" (2.06m x 2.08m)

Double glazed window. Radiator.

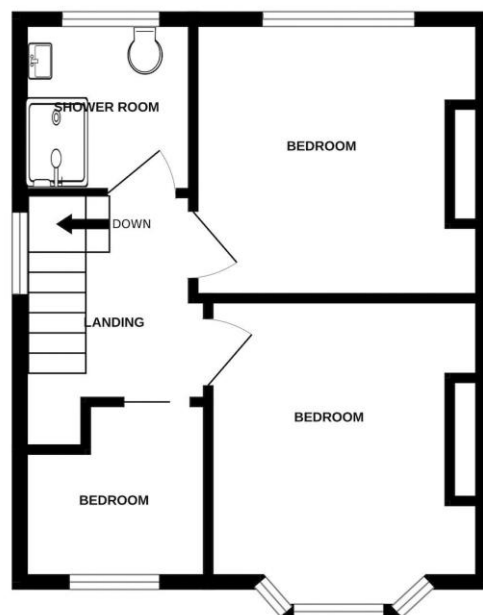
**SHOWER ROOM/W.C.** Comprising walk in shower with curved screens and fitted shower. Low level W.C. White vanity cupboard with inset washbasin. Tiled surrounds. Heated towel rail. Double glazed window.

**OUTSIDE.** The house is approached via a private, shared driveway, there is parking area to the front of the house for two small cars and a raised gravelled area of garden. Wide steps to the side of the house lead up to the front entrance and around to the rear gate past flowerbeds and a useful under house storage area. The **REAR GARDEN** which enjoys a sunny aspect has a private patio seating area adjacent to the house with steps up to two lawns and a further paved seating terrace. **GARDEN SHED**

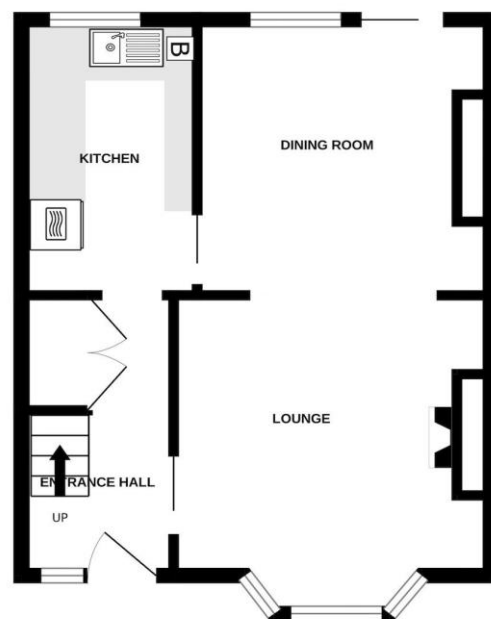
**AGENTS NOTE.** The Ofcom website indicated that standard and superfast broadband are available. Please check with your mobile provider for mobile coverage. The property is connected to all mains services.

**COUNCIL TAX BAND: C ENERGY RATING: D**

1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



GROUND FLOOR  
34.1 sq.m. (367 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.

Ref B0001925 Written by: R.C