



21 Parkham Glade, Wren Hill, Brixham, Devon, TQ5 9JS
Freehold House - Terraced
£235,000

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Situated at the end of a leafy glade in a quiet cul-de-sac position is this fantastic sized town house. Very well presented throughout, the property is ideal for those looking for a family size home, investment or indeed a secure lock and leave.

The location is ideal for those wanting the convenience of a central location close to the town centre and harbour area yet just tucked off the "beaten track". Walking into town and to many amenities is a real option and the house is well positioned for many good local schools etc. Within a two mile radius are many beautiful coastal walks including the Breakwater, Berry Head Country Park, Sharkham Point and Elberry Cove.

On the ground floor the property has a spacious entrance hallway which has plenty of storage for outdoor wear and doubles up as a utility with space and plumbing for a washing machine and tumble dryer. It also has a very useful 'Doggy Bath' for your four-legged friends! Also on the ground floor is the third double bedroom which is served by a modern WC and shower room. This space could also double-up as an annex or separate teenager accommodation!

The middle floor is the central hub of the home - it has a fantastic sized living area comprising a lounge, dining area and an impressive, open plan kitchen complete with fitted appliances and breakfast bar area. It also houses a modern gas combination boiler which services the central heating. The living room has lovely views to the front of the tranquil leafy setting and enjoys access to the balcony. The top floor has two further great sized double bedrooms, both with built in storage and a family bathroom (featuring electric underfloor heating) in between the two.

Outside there is car port parking, additional visitors parking and a good size level garden to the rear with a spacious verandah, ideal for Al Fresco dining. This fabulous family home is offered for sale with NO ONWARD CHAIN.

Council Tax Band: B

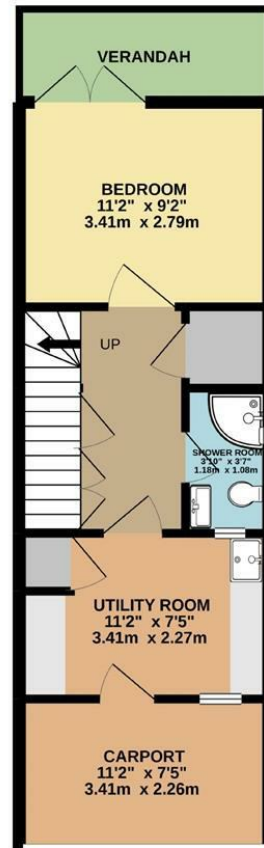


- House With Three Double Bedrooms
- Car Port Parking & Additional Visitors Parking
- Freehold - Council Tax Band B
- Very Well Presented Throughout
- Great Size Living Space With Large Kitchen
- Offered With No Onward Chain

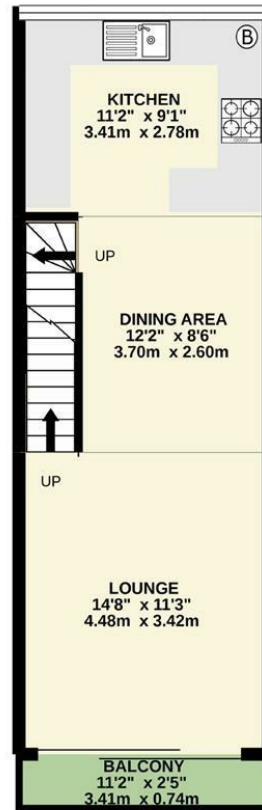




GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

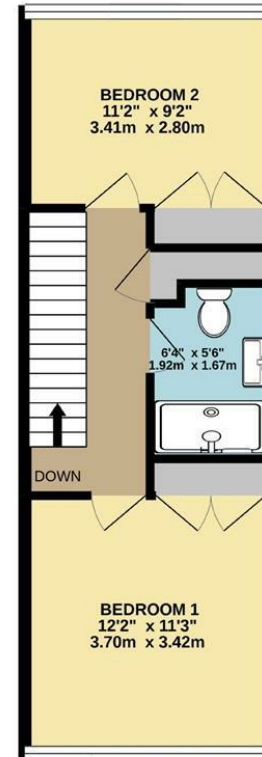


TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

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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2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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