

## Penpethy Close, Brixham, TQ5 8NP



A wide, southerly open aspect is enjoyed from this **DETACHED THREE BEDROOM HOUSE**, which stands prominently on the lower end of Penpethy Road which is ideally located for easy access to Brixham's town centre, harbour and waterfront.

The house which now would benefit from some modernisation and updating offers a spacious, well-proportioned layout with the ground floor comprising cloakroom/w.c. fitted kitchen, lounge with balcony to the front aspect and dining room. On the first floor there are three bedrooms, the principal bedroom is fitted with a range of bedroom furniture. There is also a shower room/w.c.

The house as mentioned enjoys a sunny aspect and is light and bright throughout. Gas fired central heating is installed. For sale with **NO ONWARD CHAIN**.

Outside there is a single garage at ground level, and surrounding sunny terraced gardens, to the rear there is a useful 20ft long outhouse ideal for storage.

### £310,000 Freehold

## ENTRANCE HALL.

Double glazed entrance door at side opening to the entrance hall with radiator, double glazed window and staircase to the first floor.

## KITCHEN. 8' 9" x 8' 10" (2.66m x 2.69m)

Range of oak effect fitted wall and base units. Ample working surfaces with inset stainless steel sink and drainer. Built in oven/grill with four burner gas hob over. Space/plumbing for washing machine. Double glazed window with outlook to Parkham Wood.

## DINING ROOM. 12' 9" x 9' 2" (3.88m x 2.79m)

Double glazed window to front, again enjoying an outlook to Parkham Wood. Radiator. Door to;  
**CLOAKROOM/W.C.** Comprising coat storage space and door to white low level W.C. and double glazed window.

## LOUNGE. 15' 9" x 11' 1" (4.80m x 3.38m)

A double aspect room. Marble style fire surround with inset electric fire. Double glazed window to side aspect and sliding double glazed patio doors opening to good size **BALCONY** at front, the balcony again enjoys a lovely outlook and sunny aspect.

## FIRST FLOOR.

Landing with double glazed window. Loft access hatch and airing/linen cupboard housing Glow Worm boiler.

## BEDROOM 1. 15' 9" x 10' 11" (4.80m x 3.32m)

**max.**  
A triple aspect room with double glazed windows. Range of fitted bedroom furniture throughout. Radiator.

## BEDROOM 2. 9' 6" x 9' 0" (2.89m x 2.74m)

Double glazed window to front with open views. Radiator.

## BEDROOM 3. 9' 3" in to door recess x 8' 10" (2.82m x 2.69m)

Double glazed window to front again with open outlook. Radiator.

## SHOWER ROOM/W.C.

Comprising large walk in shower enclosure with fitted shower. Low level W.C. and Bidet. Pedestal wash basin with mirror over. Panelled walls and tiled floor. Heated towel rail. Double glazed window.

## OUTSIDE

### FRONT.

#### **SINGLE GARAGE** at road level.

Landscaped front garden to both sides of the house, there are various inset shrubs and plants in the terraces. Steps up to paved path and access to the entrance door at side.

## REAR GARDEN.

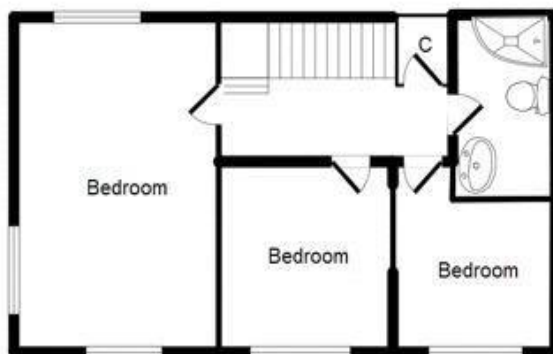
Paved terrace adjacent to the house with access path past a large **OUTHOUSE 20' 9" x 5' 8"** with light and power to the front garden.

Steps up lead to a wider seating terrace with Greenhouse. The rear garden again gets good sunlight due to its elevation.

## COUNCIL TAX BAND : D

## ENERGY RATING: E

**NOTE:** The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available.



## 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 B0002023 Written by: R.C