



Alma Road, Brixham, TQ5 8QR



£335,000 Freehold

Situated in the ever-popular Furzeham area of Brixham, we present an excellent opportunity to acquire a spacious **THREE BEDROOM FAMILY SIZE HOME** offering generous accommodation, ample parking and excellent potential for updating and modernisation.

Perfectly positioned within walking distance of local shops, Furzeham Green and the highly regarded primary school, the property is ideally suited to growing families or purchasers seeking a well-located home they can personalise to their own taste and style.

The property enjoys an attractive approach with ample off-road parking to the front, together with the added benefit of a single garage which can conveniently be accessed directly from the garden.

Internally, the accommodation is well proportioned throughout and offers a practical layout designed for comfortable family living. A spacious entrance porch provides a welcoming introduction to the home and includes a useful slimline storage cupboard along with a convenient cloakroom/W.C. A door leads through to the generous double aspect lounge, a bright and airy reception room featuring patio doors opening directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. The room is further enhanced by a fitted fire with decorative surround, providing an attractive focal point. The kitchen/dining room offers ample space for family dining and entertaining, with a window overlooking the front aspect and an open flow through to the kitchen.

The fitted kitchen comprises a range of oak-effect door units with complementary work surfaces, while a partially semi-vaulted ceiling with Velux window allows natural light to flood the space, creating a bright and pleasant environment. Leading from the kitchen is a practical utility room housing the Worcester boiler supplying the central heating and hot water system. The room also provides fitted cupboards, additional worktop space and designated areas for both a washing machine and tumble dryer, together with direct access to the garden.

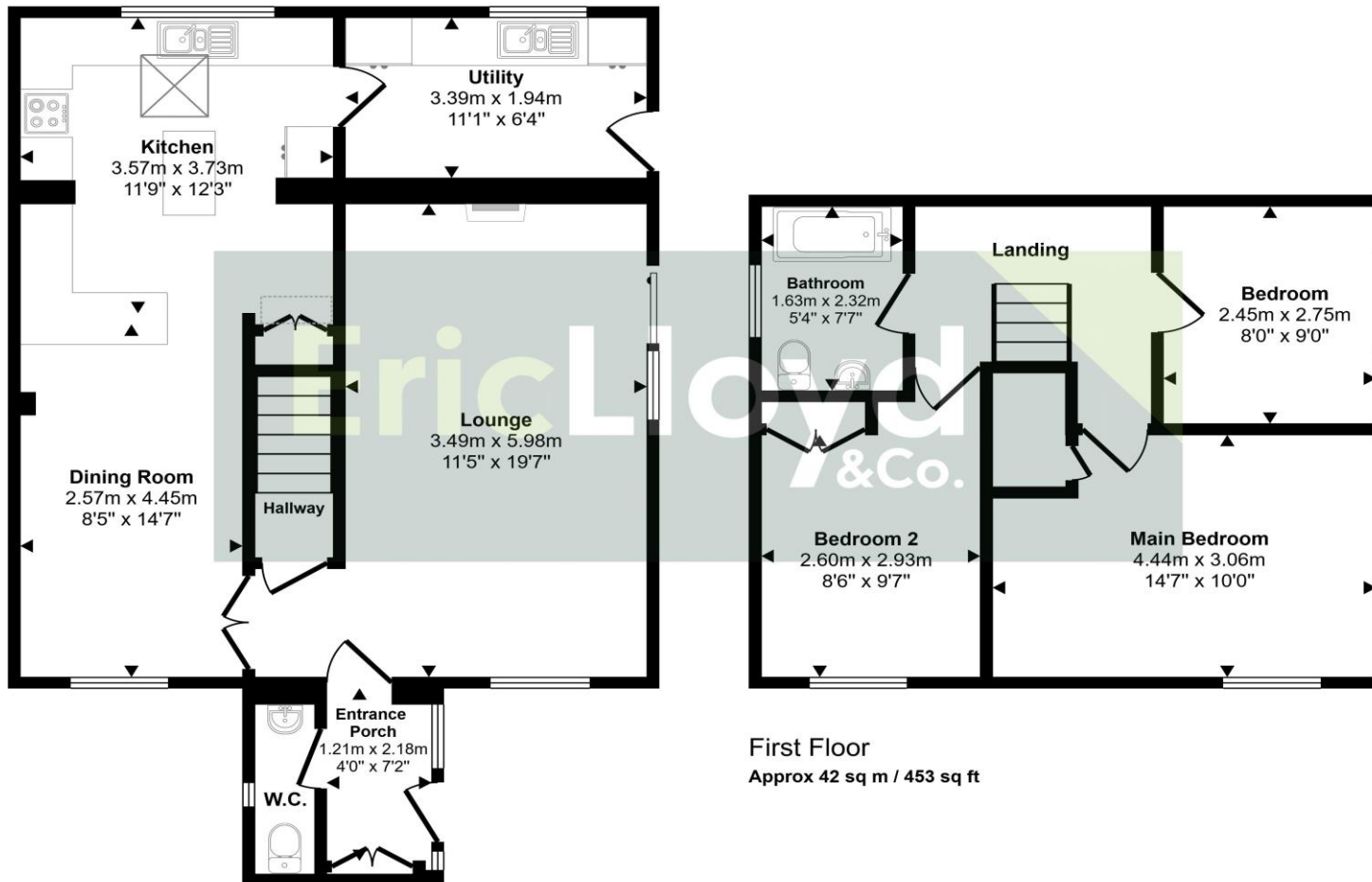
To the first floor are three well-proportioned bedrooms, all offering comfortable family accommodation, along with a family bathroom/W.C.

Externally, the garden lies predominantly to the side of the property and features an area of lawn, patio seating space and raised flowerbeds with attractive stone walling extending around the rear of the house.

Side access further enhances the practicality of the outside space. Offering excellent potential in a sought-after residential location, this is a superb opportunity to create a wonderful long-term family home in Brixham.




Approx Gross Internal Area
107 sq m / 1148 sq ft

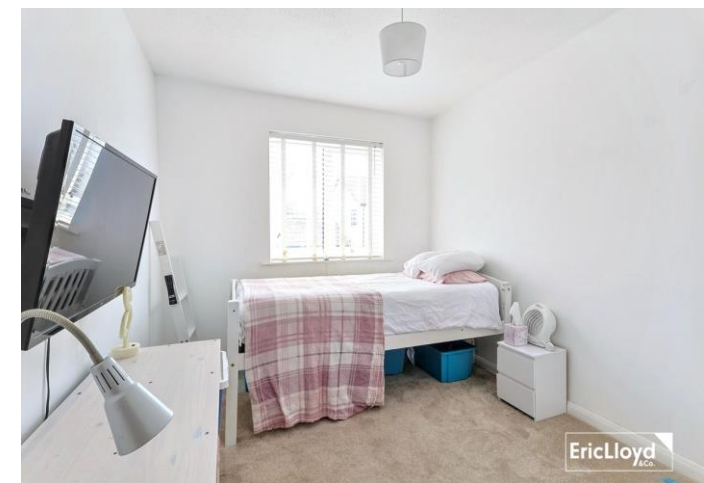
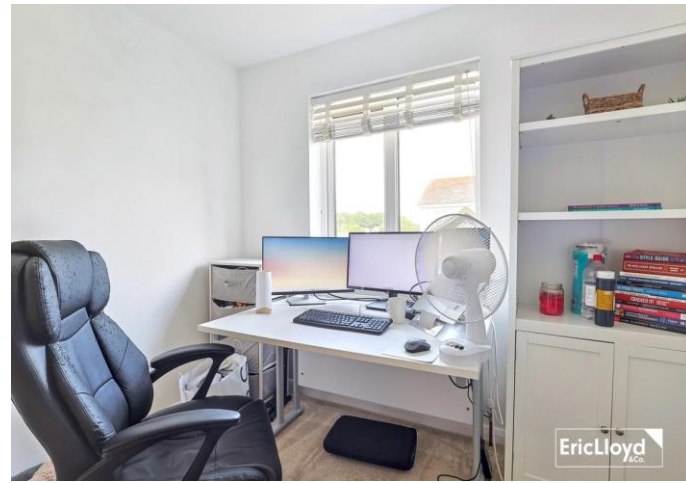


First Floor
Approx 42 sq m / 453 sq ft

Ground Floor
Approx 65 sq m / 695 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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