

## Park Mews, Marina Drive, Brixham, TQ5 9AY



Simply outstanding! This **THREE BEDROOM END TERRACED HOUSE** on Park Mews has been the focus of a recent, extensive refurbishment and is a great example of what can be done. Combining a high quality finish throughout with sea views, a balcony, as well as covered parking, all less than a mile from Brixham's picturesque town and harbour. For those that enjoy a coastal walk, Berry Head Nature Reserve and the South West Coastal Path are less than a 10 minute walk from the door step. Internally the property is spread across three floors. On the ground floor you are welcomed by a spacious car port easily large enough for a modern car. The entrance door then opens into the hall accessing a large contemporary finished W.C and the third bedroom. The first floor presents an open plan lounge kitchen dining room. The kitchen has been recently updated with gloss white units and high quality fitted appliances. The lounge dining area has the added benefit of a balcony with sea views as well as a glazed box bay window to the side setting it apart from the others in the terraces. Moving to the top floor can be found the fully tiled contemporary family bathroom as well as two further bedrooms, both with sea views. Internal viewing is highly recommended.

**£299,500 Freehold**

## ENTRANCE HALL

Upvc front door. Under stairs cupboard housing gas and electric meters.

**BEDROOM 3 11' 2" x 9' 11" narrowing to 7'11" (3.40m x 3.02m)** Window to rear. Radiator.

**W.C 7' 7" x 4' 8" narrowing to 3'11" (2.31m x 1.42m)**  
Very spacious W.C with modern fully tiled walls. Close coupled W.C. Hand wash basin in gloss white vanity unit. Heated towel rail. Recently fitted Worcester combi boiler. High level window. Extractor fan.

## FIRST FLOOR

**OPEN PLAN KITCHEN / DINING LIVING ROOM 39' 2" x 11' 1" + Box bay window (11.93m x 3.38m)**

### KITCHEN

Gloss white wall and base units with granite effect worktop and tiled splashback. One and a quarter bowl stainless steel sink with drainer. Four ring AEG gas hob with cooker hood over and electric AEG oven under. Integrated dish washer. Space for fridge freezer. Space for washing machine. Window to rear.

### DINING AREA

Fully glazed box bay window to side giving additional space and light.

### LOUNGE

Open plan space with ample space for living room furniture. Radiator. Stairs to top floor.

### BALCONY

Views over the roof tops and out to sea. Glass with stainless steel balustrades. Artificial grass.

## TOP FLOOR - LANDING

Glass and stainless steel balustrades.

**BEDROOM 2 12' 1" x 11' 1" narrowing to 10'3 (3.68m x 3.38m)** Open and sea views over the rooftops. Radiator.

**BEDROOM 1 14' 11" x 12' 2" narrowing to 11'1" (4.54m x 3.71m)** Outstanding sea views. Storage cupboard. Radiator.

**FAMILY BATHROOM 9' 1" x 5' 6" (2.77m x 1.68m)**

Modern fully tiled room. Bath with shower over. Pedestal wash basin. Close coupled W.C. Heated towel rail. Wall mounted backlite and heated mirror with Bluetooth connection.

## OUTSIDE

**CAR PORT 12' 5" x 11' 2" (3.78m x 3.40m)**

Ample space for parking. Outside tap. Outside light.

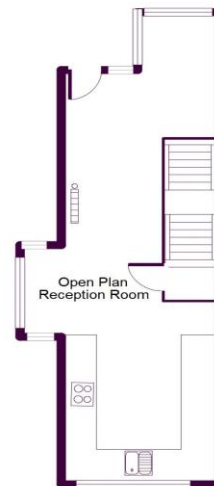
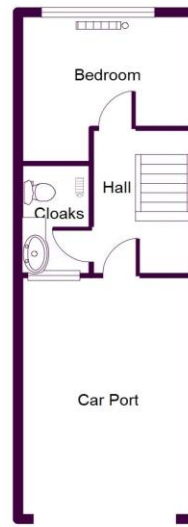
## SURROUNDING COMMUNAL GARDENS

### MAINTENANCE CHARGE

There is an estimated maintenance charge of £320 per annum for the upkeep of the surrounding communal gardens.

### ENERGY PERFORMANCE RATING: D

### COUNCIL TAX BAND: C



## 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.

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