

## Hillrise, Galmpton, Brixham, TQ5 0PR



Nestled in the village of Galmpton, this **THREE BEDROOM TERRACE HOUSE** enjoys open countryside views over the rolling fields opposite, as well as distant views of the Dartmouth Steam Railway. This family home benefits from being within walking distance of the local shop and butchers, as well as within easy reach of both Galmpton Primary School and Churston Ferrers Grammar School. The property itself benefits from a double width driveway, creating ample off road parking, beautifully kept south facing front garden and a secluded, fully enclosed back garden with gated access. Internally, the property is beautifully presented. On the ground floor is a lounge enjoying the open views, this flows through to the spacious kitchen / dining room with integrated appliances and further rear hall with access to the back garden and modern shower room with walk in shower. The three bedrooms are located on the first floor, the principal bedroom is a spacious double room enjoying the best views of all. Internal viewing is highly recommended to understand what this family home has to offer.

**£279,950 Freehold**

### ENTRANCE HALL.

Composite front door. Radiator. Staircase to first floor.

### LOUNGE. 12' 11" x 13' 6" (3.93m x 4.11m)

UPVC framed double glazed window to front enjoying lovely open views across Galmpton and a southerly aspect. Laminate flooring. Under stairs storage cupboard. Radiator. Door to...

### KITCHEN/DINING ROOM. 16' 9" x 9' 1" (5.10m x 2.77m) max

Modern cream faced wall and base cupboards. Integrated fridge/freezer and integrated slimline dishwasher. Marble effect working surfaces and upstands with inset Rangemaster black composite sink with drainer and pull out mixer tap. Rangemaster cooker available upon separate negotiation. Space for washing machine and tumble dryer. Integrated pull out bins. Wall mounted 'Worcester' combination boiler. Two UPVC framed double glazed windows to rear. Tiled floor. Radiator. Space for dining table and chairs. Opening to a...

### REAR LOBBY AREA.

UPVC framed double glazed door to the rear garden. Door to..

### FLOOR SHOWER ROOM/W.C.

Wet room / walk in shower with rainfall shower head. Close coupled W.C. Pedestal wash basin. Heated towel rail. Tiled floor and walls. Two UPVC framed double glazed windows.

### FIRST FLOOR LANDING.

Loft access hatch. Loft ladder. Part boarded spacious loft area.

### BEDROOM 1. 13' 9" x 16' 11" (4.19m x 5.15m) reducing to 9'9"

Spacious double room with stunning open viewings including views of the steam railway. French style opening windows for view maximisation. Radiator.

### BEDROOM 2. 12' 2" x 8' 3" (3.71m x 2.51m) max

UPVC framed double glazed window to rear. Radiator.

### BEDROOM 3. 9' 0" x 8' 3" (2.74m x 2.51m)

UPVC framed double glazed window to rear. Radiator.

### OUTSIDE

#### FRONT GARDEN.

Ample off road parking to front. Central lawn with well planted border flower bed and path leading to front door.

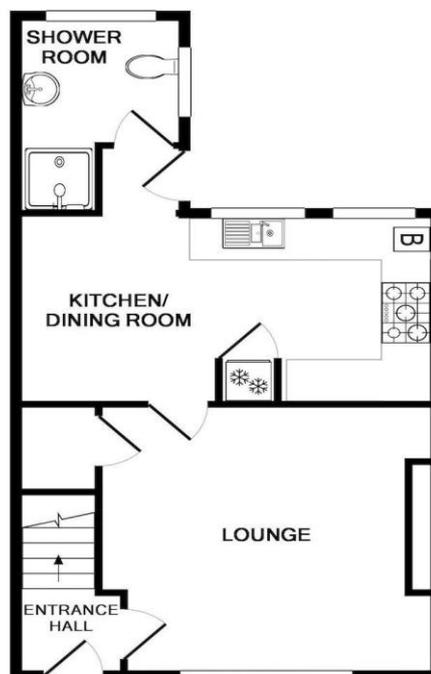
#### REAR GARDEN.

Enclosed rear garden with patio/seating area adjacent to the house. Steps up to lawn area with central path. Gated rear access. Outside tap and lighting. Timber shed.

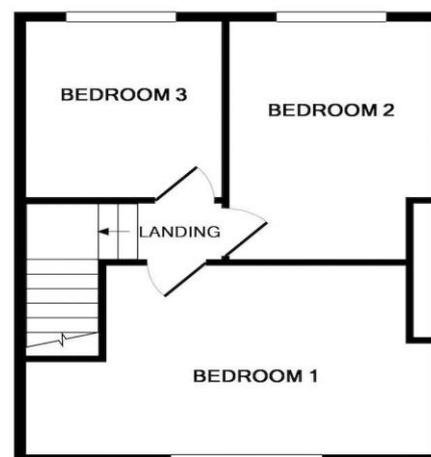
#### COUNCIL TAX BAND. B

#### ENERGY PERFORMANCE RATING. C

**AGENTS NOTES:** The Ofcom website indicates broadband and mobile reception are available. Gas, electric, water are all on mains supply, with a mains drainage connection.



GROUND FLOOR



1ST FLOOR

### 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 C0005614 Written by: Bill Bye