

Hillrise, Galmpton, Brixham, TQ5 0PP



A great family home in the ever popular village of Galmpton, located midway between the fishing Port of Brixham and sea side town of Paignton. This **END OF TERRACE HOUSE** benefits from super kitchen/dining room with French doors opening on to the garden, cosy lounge to front, and three good size bedrooms on the first floor along with family bathroom.

Outside there are two parking spaces to front and level. larger than average, super, wrap around garden to the side and rear of the house. Gas fired central heating is installed along with double glazing.

Perfect for a couple or family with village amenities and shops a short stroll away. Local highly regarded, primary and grammar schools are also within easy reach.

The River Dart is easily accessible from Galmpton Creek for boating enthusiasts and the beaches and coastline of Paignton and Brixham are in walking distance.

£315,000 Freehold

ENTRANCE HALL. Double glazed entrance door. Radiator. Wood effect flooring. Staircase to the first floor. Shelved storage cupboard. Under stairs storage cupboard housing 'Glo Worm' boiler. Doors to:

LOUNGE. 11' 8" x 11' 4" (3.55m x 3.45m)

Double glazed window to front. Modern wall mounted fire.

KITCHEN/DINING ROOM

KITCHEN AREA. 7' 8" x 8' 6" (2.34m x 2.59m)

Range of Maple style wall and base cupboards and roll edge working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Built in electric oven and four burner gas hob with cooker hood over.

Space/plumbing for washing machine. Tiled surrounds.

Double glazed window to garden. Breakfast bar area.

Open to:

DINING AREA. 11' 8" x 11' 4" (3.55m x 3.45m)

Wood effect flooring continuing. Radiator. Large walk-in cupboard with ample space for white goods. French doors opening to the rear garden.

FIRST FLOOR.

LANDING.

Double glaze window to side with pleasant open view. Airing cupboard housing pressurised hot water cylinder. Loft access hatch.

BEDROOM 1. 11' 9" + depth of wardrobes x 8' 10" + door recess (3.58m x 2.69m)

Double glazed window to front. Radiator. Recess with built in shelf. Two built in wardrobes.

BEDROOM 2.. 11' 9" x 10' 9" (3.58m x 3.27m) max.

Double glazed window to rear.

BEDROOM 3 8' 9" x 8' 5" (2.66m x 2.56m)

Double glazed window to front. Radiator. Storage cupboard.

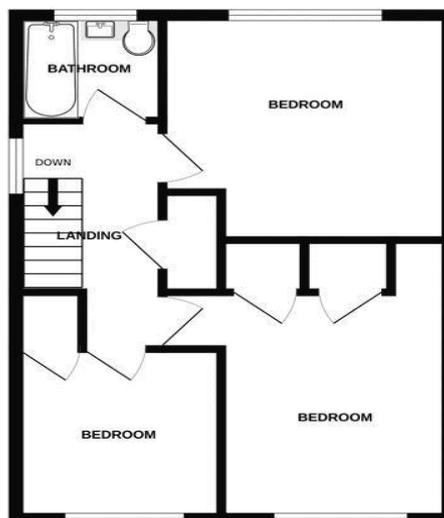
BATHROOM/W.C. White suite comprising panelled bath with fitted screen and shower over. Vanity cupboard with concealed flush W.C. and inset washbasin. Tiled walls. Heated towel rail. Extractor fan. Double glazed window.

OUTSIDE. The house sits on a large corner plot with hard landscaped parking to front for two cars. The enclosed gardens wrap around the side to the rear of the house and offer a great space for a family. Open views are also enjoyed. There is a large level patio seating area and level lawn with specimen tree and flowerbeds along with raised borders. Water Tap and external electrical socket. Summer house and storage shed.

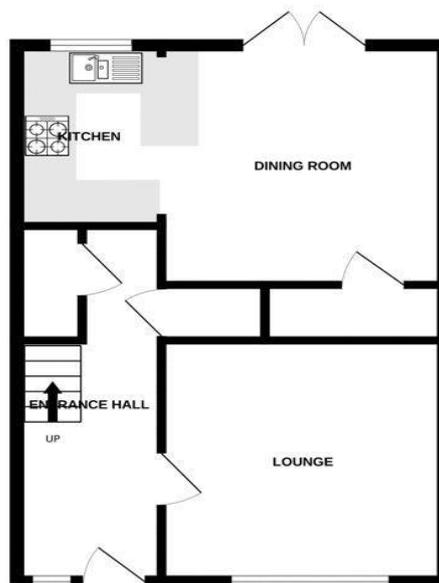
COUNCIL TAX BAND: B ENERGY RATING: D

NOTE: The house is connected to all mains services. The Ofcom website indicates that standard and superfast broadband are available. Please check with your mobile provider for coverage.

1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



GROUND FLOOR
41.7 sq.m. (449 sq.ft.) approx.



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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