

## Eden Park, Brixham, TQ5 9LS



Deceptive from an external glance. An extended **THREE BEDROOM LINKED HOUSE** enjoying an open aspect towards the historic tower of St Mary's Church. The ground floor has been significantly extended and now offers a 24' long lounge, generous size kitchen/dining room together with a ground floor bedroom or office. Upstairs are three double size bedrooms plus the house bathroom. There is gas fired central heating and double glazing. Parking is provided by the driveway and integral garage. Behind the house is a larger than expected garden laid mainly to grass. Ideal for families there are two primary schools close by with Brixham college also within walking distance. The town centre and harbourside are just over one mile away. The house is now in need of re-fitting and re-finishing giving the future owners a great opportunity to create a home reflecting their own taste and style. The property is offered for sale with no onward chain.

**£235,000 Freehold**

## GROUND FLOOR

**ENTRANCE PORCH.** Double glazed front door and windows. Glazed inner door to:

**LOUNGE 24' 3" x 11' 5" (7.39m x 3.48m) reducing to 8'3"** Painted reformite stone faced fire surround and hearth. Wide square open arch to

**KITCHEN/DINING ROOM 15' 10" x 10' 3" (4.82m x 3.12m)** Fitted wall and base units with green painted facings and marble effect work tops. Stainless steel sink. Space for cooker with hood over. Spaces for washing machine and dishwasher. Understairs cupboard. Door to garden.

**GROUND FLOOR BEDROOM/OFFICE 9' 0" x 7' 0" (2.74m x 2.13m)** Patio door opens to garden.

## FIRST FLOOR

**LANDING.** Loft hatch.

**BEDROOM 1 10' 4" x 10' 0" (3.15m x 3.05m)** Open view.

**BEDROOM 2 10' 8" x 9' 0" (3.25m x 2.74m)**

**BEDROOM 3 13' 2" x 9' 0" (4.01m x 2.74m)** Open view.

**BATHROOM/W.C. 10' 3" x 8' 0" (3.12m x 2.44m)** Part tiled walls. Bath with shower attachment, pedestal basin and close coupled W.C.

**OUTSIDE.** Driveway leads to:

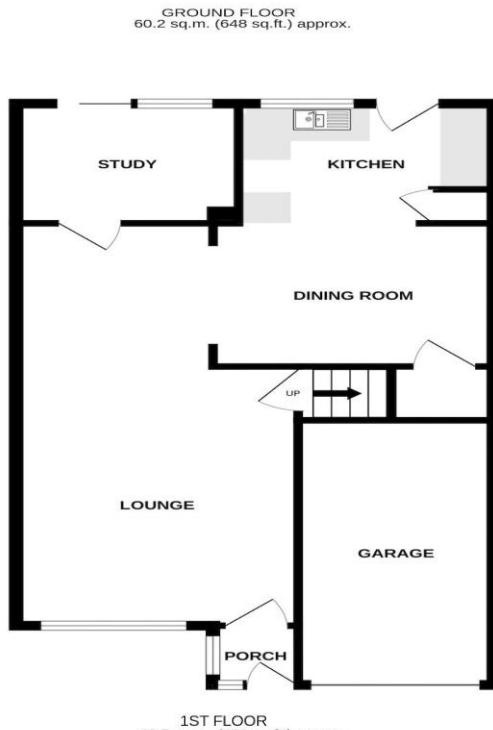
**INTEGRAL GARAGE 16' 5" x 8' 0" (5.00m x 2.44m)** Up and over door. Power and light.

**GARDEN.** The front garden is finished with limestone chippings. Rear garden - paved patio adjacent to the house, grass and gate to rear pedestrian access.

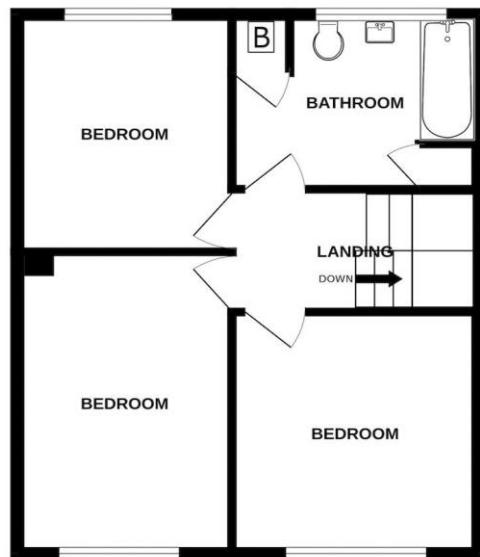
## COUNCIL TAX BAND C

## EPC RATING C

**BROADBAND & MOBILE** The Ofcom website indicates full broadband availability and most mobile services available in this area.



1ST FLOOR  
43.5 sq.m. (468 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.

Ref Booo1861 Written by: Jonathan Bye.