

## Centry Court, Brixham, TQ5 9HA



Arguably the best position in Centry Court, this **THREE BEDROOM END TERRACE HOUSE** not only offers sea views, but also occupies a large corner plot with the garage located at the bottom of the garden. Centry Court is roughly half a mile from Brixham's town centre and harbour, the local shop is within walking distance on Great Rea Road and some spectacular walks along the South West Coastal Path and Berry Head Nature Reserve are accessible from you doorstep. Inside the main living area comprises of a modern gloss white kitchen with walk in pantry, ample space for dining table and chairs, as well as a spacious lounge with double open French doors to the rear garden. There is also a cloakroom W.C just off the entrance hall. On the first floor is a modern shower room and three bedrooms, the principal being a spacious room with built in wardrobes, whilst the second also has built in wardrobes and enjoys sea views. Outside are beautifully landscaped gardens with patio areas to the front and rear. The back garden is a particular delight with well planted surrounding flower beds, raised fish pond and greenhouse. Internal viewing is highly recommended.

**£279,950 Freehold**

## ENTRANCE

Upvc door with window to side. Radiator.

## CLOAKROOM W.C

Close coupled W.C. Basin on gloss white vanity unit.

Radiator.

## KITCHEN / DINING ROOM 17' 0" x 9' 4" (5.18m x 2.84m)

Gloss white wall and base units with granite effect worktops. Stainless steel sink and drainer, tiled splash backs. Built in electric double oven and grill. Four ring gas hob and cooker hood over. Space for dishwasher, under counter fridge and under counter freezer. Wall mounted ideal logic boiler. Window to front. Walk in pantry with space for washing machine. Electric meter, consumer unit. Space for dining table and chairs. Window to front with sea views. Radiator.

## LOUNGE 17' 0" x 11' 4" (5.18m x 3.45m)

Central electric fire with marble effect surround and wooden mantle. Two radiators. Window to rear and double opening French doors to rear garden.

## FIRST FLOOR - LANDING

### SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Quadrant shower cubicle. Basin on grey vanity unit. W.C with concealed cistern. LED wall mounted mirror. Heated towel rail. Window to front with sea views.

### BEDROOM 2 11' 1" x 9' 7" (3.38m x 2.92m)

Picture window to front with sea and coastal views. Built in wardrobes. Radiator. Currently laid out as twin room.

### BEDROOM 1 11' 1" x 11' 5" (3.38m x 3.48m)

Window to rear overlooking the back garden. Built in wardrobes. Radiator.

### BEDROOM 3 8' 6" x 5' 8" (2.59m x 1.73m)

Radiator.

## OUTSIDE

### FRONT GARDEN

Patio garden to front enjoying sea views. Central palm tree. Picket fence. Gated access to rear garden. Outside tap.

### SIDE GARDEN

Gated access to front and rear. Central path. Raised bed. Water butts.

### BACK GARDEN

Beautifully landscaped garden with patio area adjacent to property complete with electric awning. Central lawn. Border flower beds. Raised fish pond. Greenhouse. Gated access to side. Gated access to parking space and garage.

### GARAGE 17' 2" x 9' 6" (5.23m x 2.89m)

Located at the bottom of the garden. Up and over door. Power and lighting. Pedestrian door to back garden.

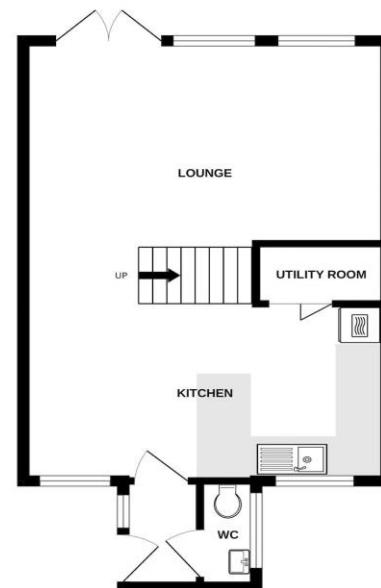
## COMMUNAL MAINTENANCE

There is a £5 monthly charge for maintenance of the communal grounds.

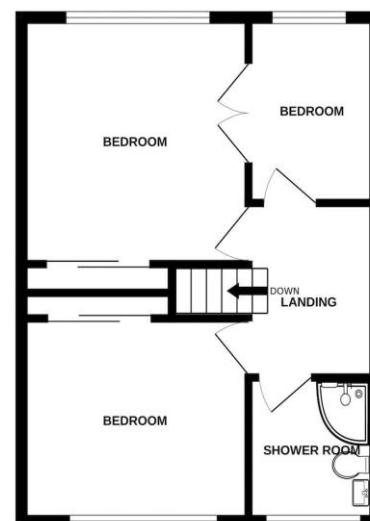
## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: B

GROUND FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



1ST FLOOR  
37.0 sq.m. (398 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 B001790 Written by: Bill Bye