

Castor Road, Brixham, TQ5 9PY



A nicely presented **SEMI DETACHED FAMILY SIZE HOME** with modern open plan style living and three generous size bedrooms, located approximately half a mile from Brixham town center with its array of shops, working harbour and pretty marina. Local primary and secondary schools are within easy reach and a local bus runs along castor road. St Marys Park is a short walk away.

The accommodation which has gas fired central heating and double glazing briefly comprises: entrance hall, open plan fitted kitchen lounge and dining room which has doors opening on to the rear garden. The first floor provides three good size bedrooms and a family bathroom.

Outside at the front a smart brick paved parking area provides ample parking for a family, a path and gate to side leads to a level enclosed rear garden which enjoys a sunny aspect.

Internal viewing is highly recommended.

£275,000 Freehold

GROUND FLOOR

Porch recess with double glazed entrance door opening to:

ENTRANCE HALL

Staircase to first floor with under stairs storage cupboards. Radiator. Door to:

OPEN PLAN LIVING SPACE

LOUNGE 13' 0" x 11' 6" (3.96m x 3.50m)

Double glazed window to front. Radiator. Recess with modern log effect gas fire. Wide square opening to...

DINING ROOM 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed French doors opening to the rear garden. Radiator. Wide square opening to...

KITCHEN 8' 3" x 5' 11" (2.51m x 1.80m)

Good range of fitted wall and base cupboards including double glass display cupboard. Roll edge working surfaces with inset 1 + 1/4 bowl stainless steel sink and drainer. Built in electric oven with 5 burner gas hob and cooker hood over. Tiled surrounds. Double glazed window to the rear garden.

FIRST FLOOR

Landing with loft access hatch and double glazed window.

BEDROOM 1 13' 0" x 9' 8" (3.96m x 2.94m)

An ample double bedroom. Radiator. Double glazed window to front.

BEDROOM 2 11' 6" x 11' 1" (3.50m x 3.38m)

A good size double bedroom. Double glazed window to rear. Radiator.

BEDROOM 3 10' 0" x 7' 5" (3.05m x 2.26m)

Good size third bedroom with double glazed window to front.

BATHROOM/W.C.

White suite comprising Jacuzzi bath with mixer tap and shower attachment. Pedestal washbasin and low level W.C. Tiled surrounds. Double glazed window. Radiator.

OUTSIDE

FRONT Smart brick paved parking area to front providing ample parking space. Pathway and gate to side leading to...

REAR GARDEN Super, enclosed level rear garden enjoying a sunny aspect, laid to lawn with patio seating area. Flowerbed to one side.

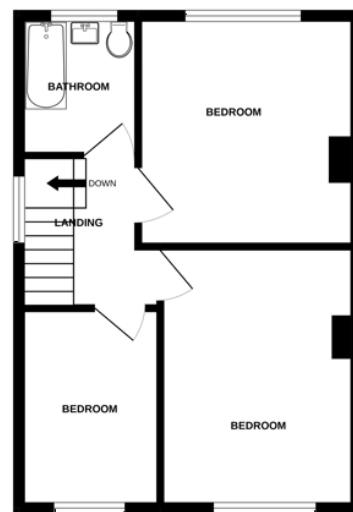
Outside water tap.

Small storage shed.

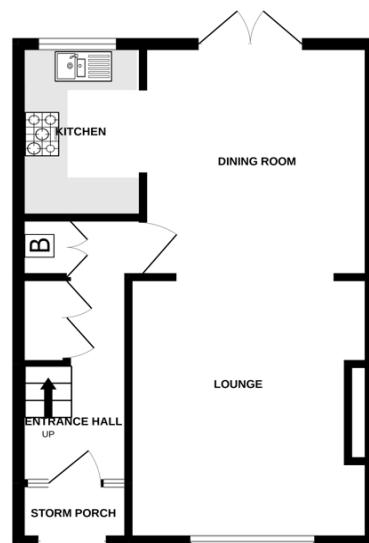
COUNCIL TAX BAND B

ENERGY RATING D

1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



GROUND FLOOR
38.2 sq.m. (411 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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