

Penn Meadows, Brixham, TQ5 9PG



For sale with **NO ONWARD CHAIN**. A beautifully deceptive, **THREE BEDROOM MODERN END TERRACE HOUSE**, presented in a smart contemporary style and still under 'new built-structural warranty'. Built approximately 6/7 years ago, to the latest energy efficient standards with triple glazing throughout, providing a quite unusual energy rating of 'B' Having a large modern open plan, triple aspect, living/kitchen/dining area with separate entrance hall and cloakroom/w.c. on the ground floor and three good sized bedrooms and family bathroom on the first floor. The ground floor living area with 'Hickory' laminate flooring, has a super, striking high gloss burgundy fitted kitchen with African Sapele hardwood work surfaces and large family breakfast bar. Fitted appliances throughout. There is ample living and dining space with modern lighting and French doors opening to the rear garden and off road parking space for at least two cars. Ideal for modern living and as mentioned with a ground floor cloakroom with fitted washing machine. The three bedrooms are all of good size with the third able to accommodate a double bed. There is a contemporary family bathroom/w.c. which includes an airing cupboard with highly efficient condensing gas boiler. Outside to three sides there are gravelled gardens, a perfect blank canvas for a purchaser to create their own mark. Internal viewing is strongly recommended. Penn meadows is situated on a bus route and approximately 3/4 mile from the town centre, St. Mary's Bay and the coastal footpath path is a few hundred meters away. Local schools and shops are also close-by.

£299,950 Freehold

Storm Porch entrance to side with triple glazed door opening to:

ENTRANCE HALL. Wood effect flooring. Staircase to the first floor. Radiator. Doors to:

CLOAKROOM/W.C. Close coupled W.C. Fitted white faced cupboard with counter top washbasin and mixer tap over. The cupboard has an integral washing machine. Contemporary tiled surround. Tiled effect flooring. Triple glazed window. Radiator.

OPEN PLAN LIVING/DINING/KITCHEN.

27' 3" x 17' 4" (8.30m x 5.28m)

max-reducing to 10'7 (3.22m)

Wood effect flooring. Understairs cupboard. Triple aspect room with triple glazed windows to front and side and French doors opening to the rear garden. Inset spotlights. Two vertical wall radiators. Good size living space and dining area. The kitchen area has been fitted with a good range of striking Burgundy colour, kitchen units and has sepela working surfaces with large stainless steel sink with mixer tap over. Tiled surrounds. Built in under counter oven with 5 burner gas hob and cooker hood over. Integral fridge and dishwasher. Feature lighting.

LANDING Triple glazed window. Doors to:

BEDROOM 1. 14' 1" x 10' 8" (4.29m x 3.25m)

Triple glazed window. Radiator.

BEDROOM 2. 12' 9" x 9' 7" (3.88m x 2.92m)

Triple glazed window. Radiator.

BEDROOM 3. 9' 8" x 7' 5" (2.94m x 2.26m)

Triple glazed window. Radiator.

BATHROOM/W.C.

Comprising white shower bath with central mixer tap and fitted shower over. Low level W.C. and pedestal wash basin. Tiled walls and flooring. Inset spotlights and extractor fan. Airing cupboard housing 'Ideal' combination boiler and slatted linen shelves. Triple glazed window.

OUTSIDE

Brick paved pathway leads to the front entrance continuing around to the side of the house. Stone chipped gardens to three sides of the house, leaving a blank canvas for a purchaser to create their own garden. Off street parking for two vehicles. External Water Tap.

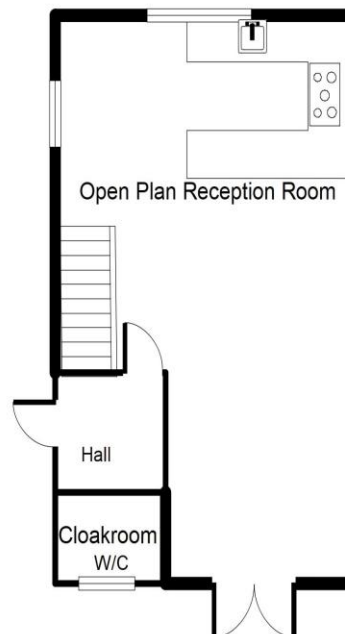
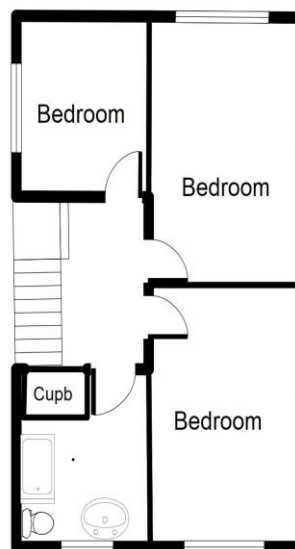
NOTE: There is a 10 year structural warranty on this property, (commenced 2019)

The property is connected to all mains services.

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for coverage in the area.

COUNCIL TAX BAND: C

ENERGY RATING: B



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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