

## Castor Road, Brixham, TQ5 9PY



Tucked away from the road in this popular residential area sits this **THREE BEDROOM SEMI DETACHED HOUSE WITH ADDITIONAL ANNEX STYLE ACCOMMODATION**. The property was formerly a barn, and is now ready for a refresh having been a long term residential let for many years. On the ground floor is a spacious kitchen / dining room and separate lounge with stairs rising to the first floor where three bedrooms and a bathroom are found. The separate annex style accommodation could be used independently or offers spacious storage / a large utility room. The current approach from Castor Road provides pedestrian access to the property, however there is a vehicular right of way and potential to create a parking space in the lower garden which would benefit the property greatly. There is also an upper garden level, currently accommodating a chicken coop. The local corner shop is less than 200 yards away, and the town centre is reachable in a ten minute walk. This is a must view property for those looking to get on the property ladder, or investors alike and comes with the added benefit of being sold with **NO ONWARD CHAIN**.

**£220,000 Freehold**

## ENTRANCE

Upvc door opening to:

### LOUNGE 11' 9" x 11' 4" (3.58m x 3.45m)

Window to front. Radiator. Stairs to first floor.

### KITCHEN 13' 11" x 9' 4" (4.24m x 2.84m)

Wooden wall and base units with granite effect worktops. One and a quarter bowl stainless steel sink with drainer. Five ring gas hob with cooker hood over. Electric double oven and grill. Space for washing machine, under counter fridge and under counter freezer. Ample space for table and chairs. Radiator. Window to front. Tiled floor.

## FIRST FLOOR - LANDING

### BEDROOM 1 12' 6" x 7' 11" (3.81m x 2.41m)

Window to front. Radiator. Alcove for storage / wardrobe.

### BEDROOM 2 7' 11" x 7' 10" (2.41m x 2.39m)

Window to front. Radiator.

### BEDROOM 3 9' 3" x 5' 11" (2.82m x 1.80m)

Window to front. Radiator.

### BATHROOM 7' 0" x 4' 6" (2.13m x 1.37m)

Corner bath with electric shower over. Close coupled W.C. Pedestal wash basin. Radiator. Airing cupboard. Sky light.

## ATTACHED ANNEX STYLE

**ACCOMMODATION** Accessed from the garden via an external door.

### KITCHEN / DINING / LIVING ROOM 18' 1" x 9' 10" narrowing to 6'6" (5.51m x 2.99m)

Kitchenette with a range of wall and base units with roll top worktops and tiled splash back. Stainless steel sink with drainer. Space for cooker. Space for dining table as well as living room furniture. Ladder accessing mezzanine level, previously used as Bed area with large eave cupboard housing gas boiler.

## SHOWER ROOM

Close coupled W.C. Wall hung basin. Alcove shower cubicle with electric shower.

## OUTSIDE

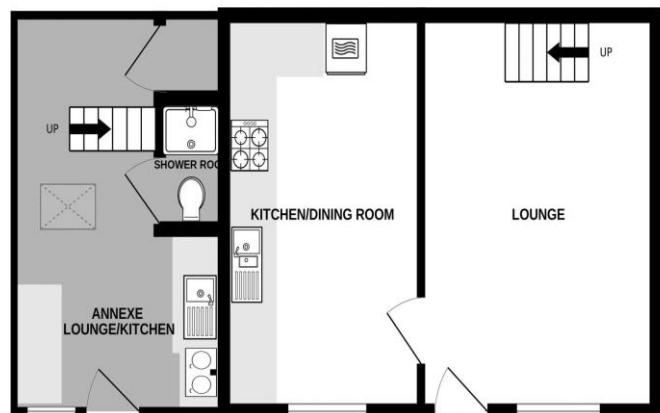
### GARDEN

Gated access to Castor Road. Enclosed lawn with patio area to side. The property has a vehicular right of way from Castor Road into the front garden. Raised garden to side with chicken coop.

## COUNCIL TAX BAND: A

## ENERGY PERFORMANCE RATING: D

GROUND FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



1ST FLOOR  
29.1 sq.m. (313 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 B0012575 Written by: Bill Bye