

## Briseham Close, Brixham, TQ5 9NT



Offered for sale with **NO UPWARD CHAIN**, this two bedroom **MID-TERRACE HOUSE** is currently in need of improvement and modernisation but would suit first time buyers and would alternatively work as a buy to let if required. The property enjoys a cul-de-sac location and offers a practical layout with the added benefit of a parking space on the front. The lounge leads through into a dining area which in turn gives access to the kitchen whilst the master bedroom is a good size double. The rear garden is much larger than expected with a long level lawn area and patio space with a large garden shed at the back. Gas fired central heating is installed. Briseham Close is situated approximately one mile from the town centre and harbour with St. Marys Bay being not too far away, offering some fabulous coastal walks and scenery.

**£155,000 Freehold**

**ENTRANCE HALL** UPVC framed double glazed door with frosted glass.

**LOUNGE 12' 2" x 9' 9" (3.71m x 2.97m)** Coal effect fireplace with slate tiled surround and wooden mantel piece. Radiator.

**DINING ROOM 12' 8" x 8' 0" (3.86m x 2.44m)**

Built in understair storage space housing service meters. Recessed space for fridge/ freezer. Fitted cupboard and fitted worktop.

**KITCHEN 8' 7" x 6' 0" (2.61m x 1.83m)** Fitted timber effect wall and base units with contrasting white worktops and inset stainless steel sink with drainer. Space for washing machine. UPVC framed double glazed door to rear garden.

## FIRST FLOOR

**BEDROOM 1 12' 10" x 12' 7" (3.91m x 3.83m) Max:**

**Reducing to: 9'9"** Double room with decorative fire recess: Radiator.

**BEDROOM 2 8' 1" x 6' 5" (2.46m x 1.95m)**

Radiator.

**BATHROOM 8' 2" x 5' 10" (2.49m x 1.78m)**

Panelled bath with shower over. Close coupled W.C and pedestal basin. Loft hatch.

## OUTSIDE

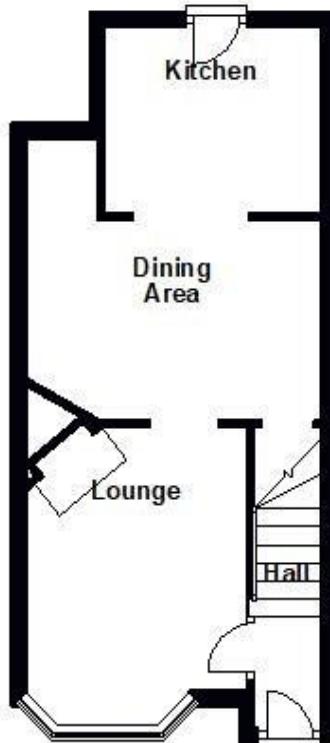
**FRONT** Gravelled parking space.

**REAR GARDEN** Patio garden with small steps leading up to a level lawn garden and large garden shed at rear. Storage unit housing gas fired central heating boiler.

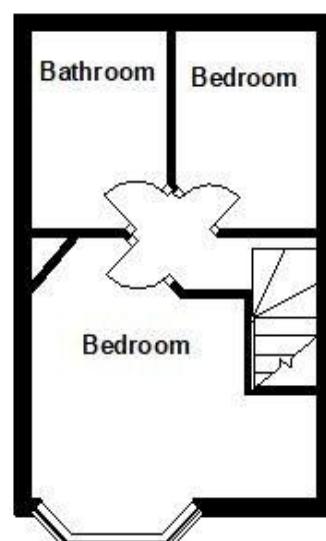
**COUNCIL TAX BAND: B**

**ENERGY PERFORMANCE: D**

## Ground Floor



## First Floor



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.

Ref B0001095 Written by:  
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