

## Castor Road, Brixham, TQ5 9PY



An outstanding example of an **END OF TERRACE THREE BEDROOM HOUSE** on Castor Road. The high quality finish of this property sets it apart from the others with solid Oak kitchen units and granite worktops you can get a feel of the materials used throughout. There are two stunning bath/shower rooms one with a double ended bath and the other with a large shower alcove with rainfall shower. Upstairs can be found two double rooms with feature decorative fireplaces, as well as an additional 3rd bedroom. Downstairs is a cosy lounge with central gas fire, stunning kitchen dining room, as well as an additional snug room which links the property to the rear garden. The garden itself continues the high quality finish with a contemporary fish pond complete with submerged viewing window and waterfall. To maximise the evening sun, a large patio is positioned to the rear of the garden. Being located on Castor Road, means the local shop is a matter of minutes away, with the town and harbour is roughly half a mile away.

### £249,950 Freehold

**FRONT GARDEN** Steps up from Castor Road leading to an elevated terrace. Finished with gravel and mature shrubs creating a low maintenance space.

**ENTRANCE HALL** Composite entrance door opening to a spacious hallway. Under stairs storage. Wooden flooring. Radiator.

**LOUNGE** 11' 11" x 11' 8" into bay (3.63m x 3.55m) Stunning living room with feature central gas fireplace with cast iron surround and wooden mantle piece.

**SHOWER ROOM** 8' 10" x 4' 10" into shower (2.69m x 1.47m) Shower alcove with sliding glass door, mains mixer shower with rainfall head and separate hand held head. Wall mounted sink in vanity unit. Wall mounted LED backlit mirror. Close coupled W.C. Heated towel rail. Fully tiled walls and floor.

**KITCHEN DINING ROOM** 12' 8" x 12' 4" at largest (3.86m x 3.76m) What an outstanding kitchen! Oak wall and base units with under counter lights. Granite working surfaces with granite splash-backs. Inset one and a quarter bowl sink and worktop drainer. Belling gas range style cooker with cooker hood over. Space for washing machine and tumble drier. Space for freestanding fridge freezer. High quality tiled floor. Archway through to:

**SNUG** 10' 1" x 9' 3" (3.07m x 2.82m) Double opening French doors giving access to patio and rear garden. Window to rear, enjoying views over the rear garden and fish pond. Velux window. Inset shelving. Radiator. High quality tiled flooring.

## UPSTAIRS

**LANDING** Window to side. Loft hatch.

**BEDROOM 1** 12' 1" x 10' 9" (3.68m x 3.27m) Feature decorative cast iron fireplace. Ample space for free standing wardrobes. Radiator. Window to front.

**BATHROOM** 6' 1" x 5' 11" (1.85m x 1.80m) Well appointed bathroom with double ended bath. Wall mounted basin. Close coupled W.C. Partially tiled walls. Tiled floor. Heated towel rail. Window to rear.

**BEDROOM 3** 9' 1" x 7' 0" (2.77m x 2.13m) Window to front. Radiator. Exposed wooden floorboards.

**BEDROOM 2** 11' 10" x 10' 8" at largest (3.60m x 3.25m) Window to rear overlooking the rear garden. Cast iron decorative fireplace. Exposed wooden floorboards. Space for large freestanding wardrobes. Radiator.

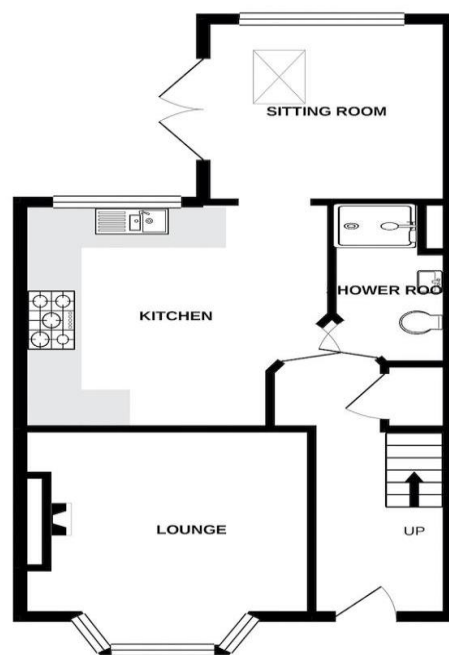
## OUTSIDE

**REAR GARDEN** Patio area immediately outside property. Steps up to main lawn area, reclaimed timber sleepers flank the main lawn area with further border flower beds and mature shrubs. Path leading up to large contemporary pond, with waterfall and submerged viewing window. Steps up to large patio area, making the most of the evening sun. Large storage shed with power and lighting.

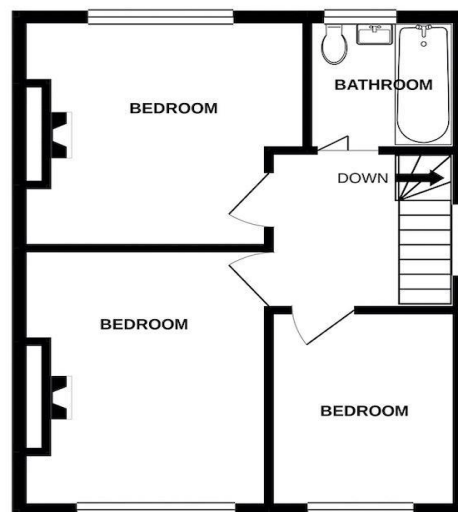
**ENERGY PERFORMANCE RATING: D**

**COUNCIL TAX BAND: B**

GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) 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 B001296 Written by: Bill Bye