

Penpethy Road, Brixham, TQ5 8NN



An imposing and totally unique, **three bedroom DETACHED HOUSE** that enjoys some exceptional elevated open views over the town and towards Southdown Hill.

There is a surprising amount of space on offer with the property arranged over three levels with enormous potential for someone to put their own stamp on or re-model/extend. A real feature is the lounge/ diner which is an impressive size and benefits from having a Juliette balcony and some fine spots to enjoy the view whilst the kitchen sits adjacent, offering potential for open plan living if required (subject to necessary consent).

There are three bedrooms on the second floor with the shower room/w.c. also found off the landing. The large garden wraps round the property and offers an impressive side garden complete with mature plants and trees whilst the front has good room for parking which leads to a larger than expected garage. Gas fired central heating is installed via a Worcester boiler which was replaced in 2023.

Penpethy Road sits approximately 3/4 of a mile from the town centre and harbour with the bus stop found on New Road.

£415,000 Freehold

GROUND FLOOR.

ENTRANCE PORCH. UPVC framed double glazed sliding door. Tiled flooring. Inner glazed door.

SPACIOUS ENTRANCE HALL.

Understairs storage cupboard. Access door to garage. Radiator. Staircase to first floor.

CLOAKROOM/W.C. 6' 1" x 3' 5" (1.85m x 1.04m)

Close coupled W.C. Wall mounted basin.

FIRST FLOOR.

LOUNGE/ DINING ROOM. 19' 5" x 12' 1" (5.91m

x 3.68m) Opening to: 14'5" Double aspect room with super open view over Brixham towards Southdown Hill.

UPVC framed double glazed sliding door to Juliette balcony. Fitted gas fire. Radiator x 2.

KITCHEN. 12' 11" x 8' 10" (3.93m x 2.69m) Max

Range of fitted wall and base units with marble effect worktops and inset sink with two drainers. Space for washing machine and fridge/ freezer. Wall mounted Worcester gas fired boiler. Radiator.

SECOND FLOOR.

Access door to garden on half landing.

LANDING. Built in linen cupboard. Radiator.

BEDROOM 1. 12' 5" x 9' 7" (3.78m x 2.92m)

Elevated views towards the hills. Radiator.

BEDROOM 2. 12' 5" x 9' 7" (3.78m x 2.92m)

Fitted wardrobes and overhead cupboards. Elevated views towards the hills. Radiator.

BEDROOM 3. 10' 11" x 7' 2" (3.32m x 2.18m)

Loft hatch. Radiator.

SHOWER ROOM/W.C. 7' 3" x 5' 6" (2.21m x

1.68m) Double shower enclosure with 'Mira' independent electric shower, pedestal basin and concealed flush W.C.

OUTSIDE.

FRONT. Driveway parking and access to side garden.

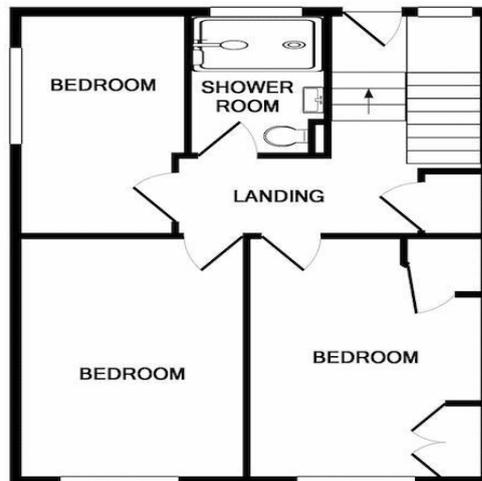
REAR/SIDE GARDEN.

Sloping lawn to side with range of mature plants and trees. Distant open view.

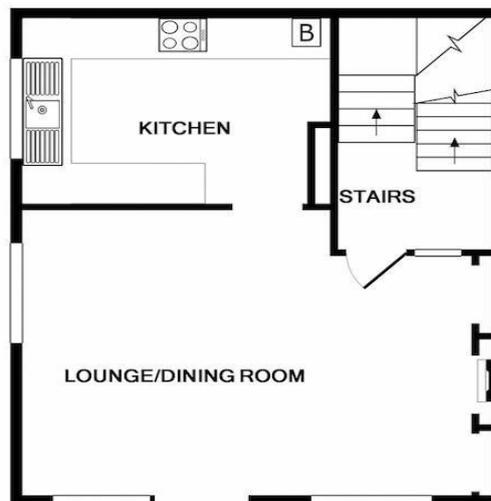
Access steps to Penpethy Road at rear.

COUNCIL TAX BAND: E

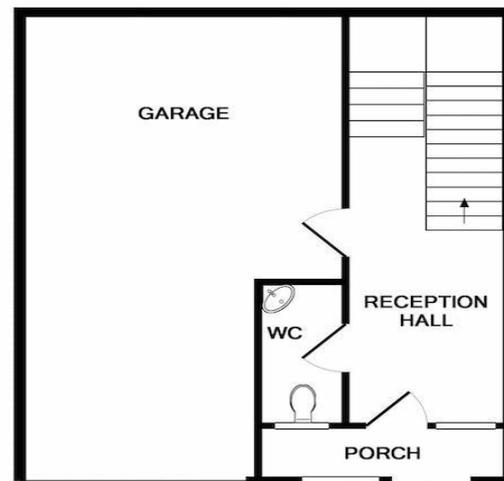
ENERGY RATING: D



2ND FLOOR



1ST FLOOR



GROUND 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.

We may receive an introductory fee on recommendations for professional services.

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