

Beverley Rise, Brixham, TQ5 9NQ



Located on the sought after, quiet cul-de-sac of Beverley Rise, this beautifully presented **TWO BEDROOM SEMI-DETACHED BUNGALOW** is not to be missed. Beverley Rise itself is well positioned within Brixham, the local bus services connecting Brixham and Paignton, passes by on New Road, whilst the local shop is located within level walking distance, the town and harbour is a just over half a mile away. The property occupies a spacious plot, creating a large driveway and well kept gardens to the front, whilst to the rear is a South East facing patio garden with raised beds and a useful utility / outhouse. Stepping inside, you are welcomed by a central hallway with parquet flooring, the spacious lounge / dining room is to the front with bay window and central log burner, the modern fitted kitchen is to the rear with access out to the back garden. There is also a shower room with electric shower and two bedrooms. The principal bedroom benefits from extensive built in wardrobes, whilst the second links through to the rear conservatory.

£349,950 Freehold

ENTRANCE HALL

Upvc front door. Radiator. Loft hatch. Storage cupboard. Wooden parquet flooring.

LOUNGE / DINING ROOM 17' 10" x 11' 10" (5.43m x 3.60m) Double aspect room with window to side and bay window to front. Central fireplace with multi fuel burner. Radiator.

KITCHEN 14' 9" x 10' 0" (4.49m x 3.05m)

Double aspect room with window to side as well as window and door to rear. Gloss white units with wood effect worktops. One and a quarter bowl stainless steel sink with drainer. Electric hob with glass splash back and cooker hood over. Hotpoint double oven and grill. Space for dishwasher. Space for freestanding fridge / freezer. Corner pantry style cupboard housing gas boiler. Radiator.

SHOWER ROOM 8' 6" x 6' 7" (2.59m x 2.01m)

Shower cubicle with Mira electric shower. Basin on vanity unit. Close coupled W.C. Towel rail. Radiator. Electric under floor heating. Ceiling mounted speaker. Two windows.

BEDROOM 1 12' 3" x 11' 5" (3.73m x 3.48m)

Window to front. Radiator. Extensive built in bedroom furniture. Build in wardrobe.

BEDROOM 2 10' 6" x 11' 6" (3.20m x 3.50m)

Radiator. Double opening French doors to:

CONSERVATORY 7' 1" x 6' 10" (2.16m x 2.08m)

Radiator. Tiled floor. Double opening French doors to back garden.

OUTSIDE

BACK GARDEN

Landscaped to create two large patio areas with further vegetable raised beds and border flower beds. Outside light, power socket and tap. Water butts. Log store. Metal shed.

EXTERNAL UTILITY / STORE

Plumbing for washing machine. Power and electric.

FRONT GARDEN

Large driveway providing off road parking for multiple cars. Gated access to back garden. Beautifully presented front garden with central lawn, raised flower beds and mature shrubs. Block paved path and steps up to front door.

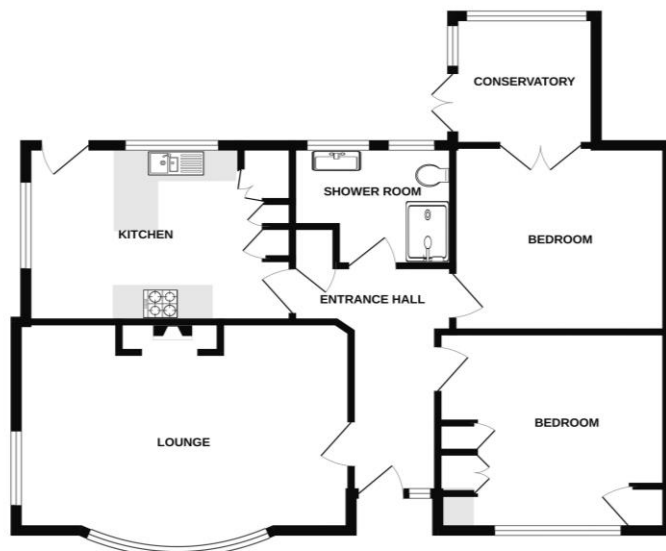
ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Electric, water and gas are on mains supply, with mains drainage connection

GROUND FLOOR
75.3 sq.m. (811 sq.ft.) approx.



TOTAL FLOOR AREA: 75.3 sq.m. (811 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as the basis for any representation or warranty. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
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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 B002065 Written by: Bill Bye