

Burton Villa Close, Brixham, TQ5 9JB



This **THREE BEDROOM TERRACED HOUSE** is being offered for sale with **NO ONWARD CHAIN** and comes with the added benefit of a single garage in the adjacent block. You enter the property via the front porch and into the spacious lounge, this links through to the central dining room with access to the back garden and stairs to the first floor. There is also a large galley style kitchen with gloss white units and two large built in storage cupboards. On the first floor is a wet room style shower room, as well as three bedrooms, the larger two rooms benefit from built in wardrobes. Outside can be found a fully enclosed back garden with central lawn and garden shed. The property sits at the end of this popular residential cul de sac with easy access to town and the nearby primary schools.

£239,950 Freehold

ENTRANCE PORCH

Covered area with outside store. UPVC front door and glazed panels to side. Inner door.

LOUNGE 16' 0" x 11' 5" (4.87m x 3.48m)

Spacious lounge with window to front. Radiator. Door leading to:

DINING ROOM 14' 6" x 8' 3" (4.42m x 2.51m)

Stairs to first floor. Upvc door and window to rear garden. Large storage cupboard. Door to Kitchen.

KITCHEN 11' 10" x 7' 2" (3.60m x 2.18m)

Gloss white wall and base units with quartz effect worktops. Stainless steel sink with drainer. Space for freestanding cooker. Space for under counter white goods. Window to rear. Two large storage cupboards.

FIRST FLOOR - LANDING

Loft hatch. Large cupboard housing Glow-worm boiler.

BEDROOM 1 11' 10" x 9' 9" (3.60m x 2.97m)

Window to rear. Radiator. Built in wardrobes.

BEDROOM 2 11' 5" x 8' 10" (3.48m x 2.69m)

Window to front. Radiator. Built in wardrobe.

BEDROOM 3 8' 1" x 6' 10" (2.46m x 2.08m)

Window to front. Radiator.

WET ROOM / SHOWER ROOM 5' 10" x 5' 8"

(1.78m x 1.73m) Fully tiled wet room with electric shower. Wall mounted basin. Low level W.C. High level window to rear. Radiator.

OUTSIDE

BACK GARDEN

Fully enclosed garden with central inset lawn. Garden shed with hard standing.

FRONT GARDEN

Pedestrian path to front with lawn to side.

GARAGE 16' 8" x 8' 0" (5.08m x 2.44m)

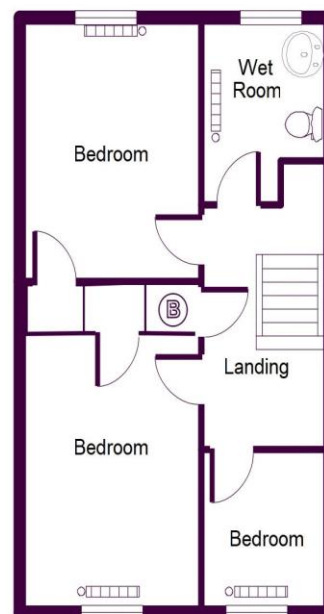
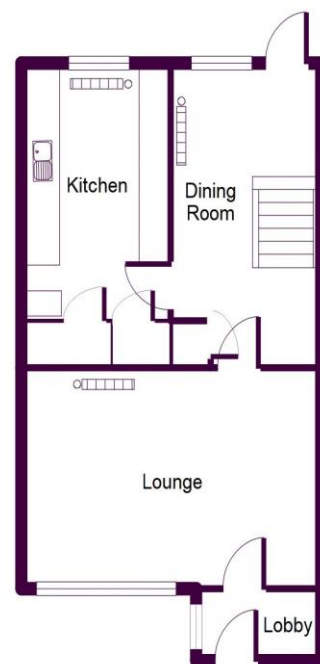
Located in a separate block. Up and over door (damaged).

PARKING

The current owners rent a parking space within Burton Villa Close for £50pcm. We cannot guarantee this can be transferred, but is current let to the owner.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B



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 B001807 Written by: Bill Bye