

## North Boundary Road, Brixham, TQ5 8LA



This well presented **TWO BEDROOM HOUSE** benefits from a super outlook to the rear over countryside, yet is perfectly placed for amenities with local shops just across the road and regular bus service into the town centre close-by.

The house offers a modern living space with engineered oak flooring on the ground floor and generous lounge/dining room with French doors opening to the peaceful rear garden. The kitchen is fitted with modern gloss grey wall and base cupboards, and there are integral appliances throughout. On the first floor the light and bright landing with semi vaulted ceiling leads to two double bedrooms and a super bathroom/w.c. The bedroom to the rear again enjoys the lovely outlook over fields and has fitted wardrobes. There are good size, enclosed front and rear gardens and parking is available to visitors and residents in a large bay to the front of the property. Gas central heating is installed along with double glazing. Internal viewing advised!

North Boundary Road is a desirable location on the Furzeham side of Brixham, facilities as mentioned are close-by along with Furzeham Primary School. Brixham town centre and waterfront are approximately half a mile distant.

### £239,950 Freehold

**ENTRANCE HALL.** With composite entrance door and fitted shoe/storage unit. Radiator. Storage cupboard. Staircase to the first floor.

**KITCHEN. 11' 1" x 6' 0" (3.38m x 1.83m)**

A modern fitted kitchen with grey gloss finish units and complimentary working surfaces and matching up-stands, inset acrylic sink and drainer. The kitchen has integral appliances including fridge and freezer, dishwasher and washer/dryer. Built in electric oven. Induction hob with cooker hood over. Built in microwave. Concealed Worcester boiler. Double glazed window to front aspect. Engineered wood flooring.

**LOUNGE/DINING ROOM. 18' 2" x 12' 2" (5.53m x 3.71m) reducing**

A good size lounge/dining room with ample space for table and chairs and lounge seating area. Engineered wood flooring continuing through. Under stairs cupboard. Radiator. Double glazed French doors with further 'tilt n turn' doors opening to the rear garden.

**FIRST FLOOR LANDING.**

Semi vaulted ceiling with double glazed window in the roof line. Loft access door to loft access. Doors to:

**BEDROOM 1. 12' 2" x 9' 10" (3.71m x 2.99m)**

Two double glazed windows to rear enjoying the lovely outlook over the garden and fields and countryside beyond. Radiator. Fitted wardrobes to one wall.

**BEDROOM 2. 12' 1" x 9' 10" (3.68m x 2.99m)**

Two double glazed windows to front. Radiator.

**BATHROOM/W.C.** White suite comprising shower bath with curved screen and fitted independent electric shower over. Pedestal wash basin and close coupled W.C. Contemporary tiling to walls. Two fitted bathroom storage cabinets. Heated towel rail.

**OUTSIDE**

**FRONT.** Gate to wide path which leads to the front entrance where there is a paved seating area and bin store. Level lawn, inset shrubs and raised flowerbed with feature Palm Tree.

**PARKING:** Parking bay to the front of the houses for residents and visitors.

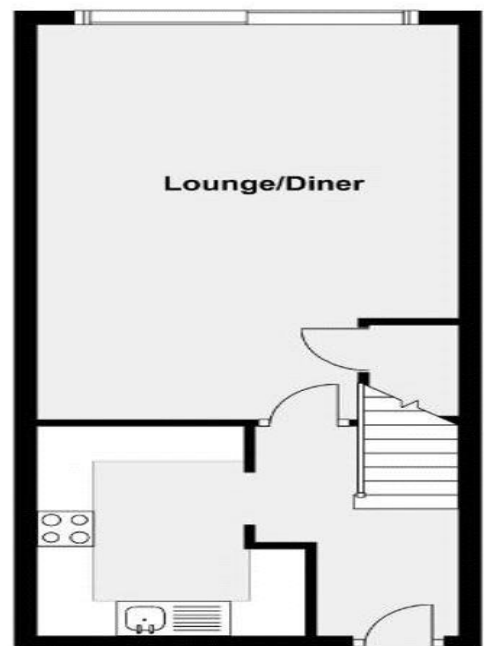
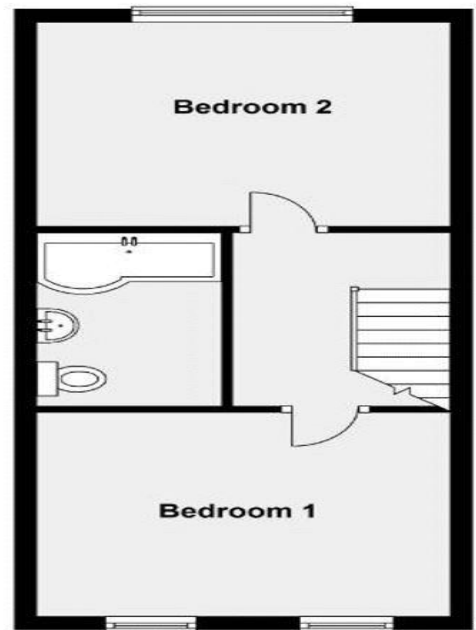
**REAR GARDEN.**

A wooden decked seating area is adjacent to the house with step down to artificial grass area with further patio area beyond. Raised flowerbeds to both sides of the garden. Garden Shed. Gate to rear access path.

**COUNCIL TAX BAND: B**

**ENERGY RATING: C**

**NOTE:** The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile signal is likely. Please check with your mobile provider.



**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 B0002090 Written by: R.C