

## Alma Road, Brixham, TQ5 8QR



An exceptional and spacious **THREE BEDROOM END TERRACE HOUSE** standing in a level position at the start of Alma Road within walking distance of Furzeham Green. The house itself has been extended to the rear and also benefits from an unexpectedly long garden behind the house benefiting from a private **PARKING SPACE**. On the ground floor there is a lounge and separate dining area, as well as a large kitchen/breakfast room, utility room, and downstairs cloakroom. On the upper floors are three double-size bedrooms, a very well-fitted bathroom, and an en-suite to the master. Alma Road is a handy spot within walking distance of the town centre and waterfront, as well as being close to Fishcombe Cove and Battery Gardens with the bus stop around the corner.

**£349,950 Freehold**

## ENTRANCE PORCH

UPVC framed double-glazed front door. Original tiled floor. Inner door to:

**HALL** Radiator.

**LOUNGE & DINING ROOM 23' 10" x 11' 3" (7.26m x 3.43m) maximum overall dimensions**

**LOUNGE AREA 11' 7" x 10' (3.53m x 3.05m) plus bay window** Double-glazed bay window to the front with window seating, and storage. Fitted gas fire with marble surround, and timber mantel. Contemporary style radiator. Wide arch to:

**DINING AREA 11' 3" x 10' 3" (3.43m x 3.12m)**

Recessed bookcase. Built in under-stairs cupboard with additional access panel. Radiator. Internal window to kitchen.

**KITCHEN/BREAKFAST ROOM 13' 7" x 10' 10" (4.14m x 3.3m)** Contemporary style kitchen with cream wall and base units with granite worktops and splashbacks. Inset Belfast sink. Four ring gas hob with cooker hood over and electric oven under. Plinth heater. Solid oak breakfast bar. Space for fridge, freezer, washing machine and dishwasher.

**UTILITY ROOM 10' 5" x 4' 10" (3.18m x 1.47m)**

UPVC framed double-glazed door to rear garden. Wall mounted gas fired boiler. White wall and base units with granite effect worktops. Space for washing machine. Ample space for coat and shoe storage. Radiator.

## CLOAKROOM

Close-coupled W.C and corner washbasin.

## FIRST FLOOR - LANDING

**BEDROOM 1 14' 3" x 10' 5" (4.34m x 3.18m)**

Double room with built in cupboards. Two radiators.

**EN-SUITE 9' 2" x 3' 5" (2.79m x 1.04m)**

Large shower cubicle with rainfall effect attachment, close coupled W.C, and basin in vanity unit. Heated towel rail. Fully panelled walls.

**BEDROOM 2 13' 7" x 10' 10" (4.14m x 3.3m)**

Spacious double room with view to the rear. Radiator.

**BATHROOM/W.C. 7' 9" x 6' 4" (2.36m x 1.93m)**

Panelled bath with shower attachment, close-coupled W.C, and large washbasin in vanity unit. Heated towel rail. Fully panelled walls.

## TOP FLOOR

**ATTIC BEDROOM 14' 2" x 14' 9" (4.31m x 4.49m)**

**Reducing to: 4'4"** Open aspect with a sea glimpse to the side. Access to eaves storage. Fitted bookcases. Wall mounted contemporary radiator. Built in cupboard. Velux window.

## OUTSIDE

Small paved garden to front.

## REAR GARDEN

Paved patio adjacent to house with raised flower bed with stone retaining wall. Further patio area to rear. Outside tap and power point. Large garden shed with power.

## PARKING SPACE

Gated parking space accessed via side lane.

**COUNCIL TAX BAND: C**

**ENERGY RATING BAND: D**



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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