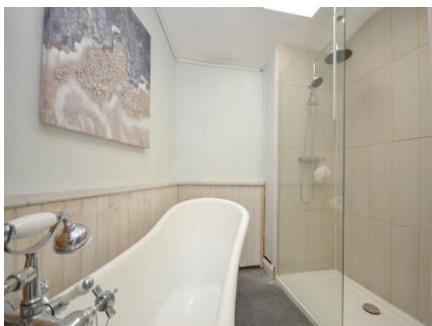


New Road, Brixham, TQ5 8NL



Located only a few minutes walk away from the picturesque town and harbour of Brixham, this spacious **FOUR BEDROOM TERRACED HOUSE** provides a wealth of space. This much loved family house is now ready for redecoration and light refurbishment to make a lovely new home. As you enter the property you are welcomed by the entrance hall which accesses the large downstairs bedroom to one side and lounge to the other, the dining area then links the lounge to the country style kitchen with feature range oven, as well as separate utility area and further W.C. The kitchen also allows access to the rear courtyard. On the first floor is a hugely spacious bathroom with walk in shower and freestanding roll top bath. There are also three further bedrooms and access to the roof terrace. With the local shop within easy walking distance and the town centre a 5 minute walk away, this property is well located for a range of uses.

£215,000 Freehold

ENTRANCE HALL

Composite front door. Exposed wooden floorboards.

Radiator. Under stairs cupboard.

1ST FLOOR
53.3 sq.m. (574 sq.ft.) approx.

BEDROOM 1 12' 0" x 9' 8" (3.65m x 2.94m)

Spacious double room with window to front. Inset shelves either side of chimney breast. Radiator.

LOUNGE 12' 0" x 10' 11" (3.65m x 3.32m)

Window to front. Radiator. Open to...

DINING AREA 17' 1" x 8' 1" at largest (5.20m x 2.46m) Radiator. Door to utility and door to kitchen. Blue fixed dresser matching kitchen units with wooden worktop and open glass shelves. Piano to be included in sale.

KITCHEN 11' 1" x 9' 7" (3.38m x 2.92m)

Blue wall and base units with solid wood worktops. One and a quarter bowl ceramic sink with drainer. Electric range cooker with cooker hood over. Space for table and chairs. Window and door to courtyard.

UTILITY ROOM 7' 10" x 4' 11" (2.39m x 1.50m)

Space and plumbing for washing machine, tumble drier, fridge freezer. Window to side. Radiator.

W.C

Close coupled W.C. Basin on vanity unit. Tiled surround.

FIRST FLOOR - LANDING

Window to side. Storage cupboard.

BEDROOM 2 12' 5" x 12' 1" (3.78m x 3.68m) Spacious double room. Window to front. Radiator. Exposed wooden floor boards.

BEDROOM 3 12' 2" x 11' 0" (3.71m x 3.35m) Double room with window to front. Built in wardrobes. Radiator.

BEDROOM 4 7' 0" x 6' 11" (2.13m x 2.11m) Window to front. Radiator.

BATHROOM 16' 6" x 7' 9" at largest (5.03m x 2.36m)

Walk in shower with rainfall shower head in tiled surround. Freestanding roll top bath. Pedestal wash basin. Close coupled W.C. Large airing cupboard housing gas boiler. Upvc door opening to roof terrace.

OUTSIDE

COURTYARD GARDEN

Accessed from kitchen. White washed stone walls. Tiled floor. Gated access to walkway allowing access to New Road. This walkway is owned by this property, but the neighbour has right of way across to access their back garden.

ROOF TERRACE

Sunny and secluded spot providing more outdoor space.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: D

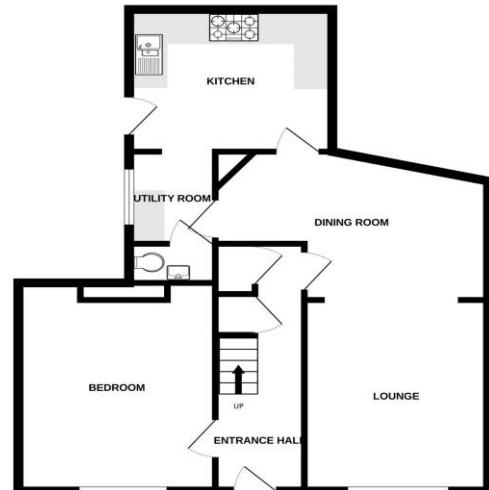
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GROUND FLOOR
63.2 sq.m. (680 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

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

Ref B001720 Written by: Bill Bye

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