

1A Alma Road, Brixham, TQ5 8QR



Nestled in the sought-after Furzeham area of Brixham, this delightful **TWO BEDROOM SEMI-DETACHED HOME** provides a contemporary yet cosy living space, with the added benefit of having **NO ONWARD CHAIN**. A real feature of the property is the driveway, offering an off-road **PARKING SPACE**. Perfect for couples and small families, the property combines modern style with easy maintenance. The ground floor features a modern kitchen with integrated appliances, a handy downstairs W.C along with a cosy family room with engineered oak flooring, and double patio doors opening into a fully enclosed patio garden, ideal for entertaining or relaxing. There are two bedrooms on the first floor, along with a beautifully presented shower room, featuring a walk in shower with rainfall shower head. This property is set in the heart of Brixham within easy walking distance of Furzeham Green, Brixham town and harbour, as well as access to the stunning South West Coast Path. Internal viewing is highly recommended.

£220,000 Freehold

ENTRANCE HALL

Upvc front door. Engineered Oak flooring. Under stairs cupboard.

W.C

Close coupled W.C. Pedestal basin. Part tiled walls. Radiator. Window to rear.

KITCHEN 11' 8" x 7' 0" (3.55m x 2.13m)

Shaker style wall and base units with stone effect worktops. Tiled splash backs. One and a quarter bowl stainless steel sink with drainer. Four ring gas hob with cooker hood over and electric oven under. Integrated under counter fridge. Space for washing machine. Space for slimline dishwasher. Wall mounted boiler. Radiator. Two windows to front.

LOUNGE 12' 6" x 11' 8" (3.81m x 3.55m)

Double opening patio doors to rear garden. Stairs to first floor. Engineered Oak flooring. Radiator.

FIRST FLOOR - LANDING

Loft hatch.

SHOWER ROOM 8' 2" x 4' 10" (2.49m x 1.47m)

Large walk in shower with rainfall shower head. Close coupled W.C. Basin on vanity unit. Heated towel rail. Window to side. Cupboard over stairs.

BEDROOM 1 11' 9" x 10' 7" (3.58m x 3.22m)

Window to front. Radiator.

BEDROOM 2 11' 9" x 6' 8" (3.58m x 2.03m)

Window to rear. Radiator.

OUTSIDE

FRONT GARDEN

Block paved driveway with parking for one car. Gravelled area to side with gated access to back garden.

BACK GARDEN

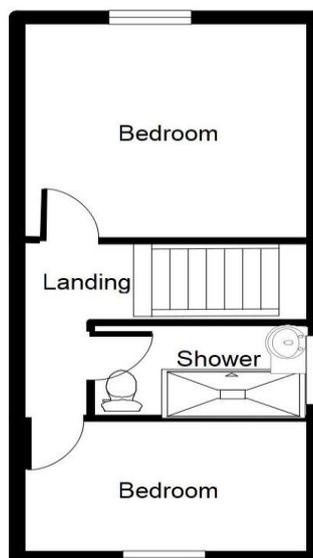
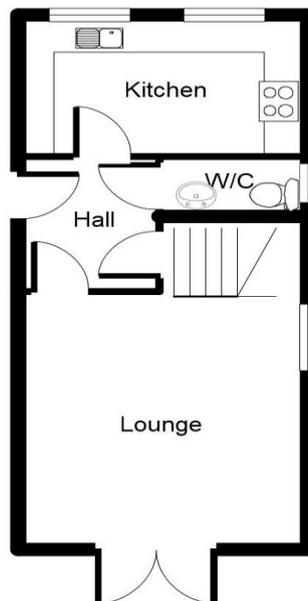
Fully enclosed patio style garden with raised bed to rear. Outside socket and light. Gated access to front. Outside tap to side.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.



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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