

South Furzeham, Road, Brixham, TQ5 8JF



This reverse level **FOUR BEDROOM DETACHED HOUSE** enjoys a sunny southerly aspect and benefits from open views. Positioned on a corner plot flanked by rugged stone walling the property provides driveway parking, as well as an integral garage, surrounding lawned gardens complete with a garden pond. Internally, the spacious 24' long lounge is on the first floor enjoying the best views, on this floor can also be found a fitted kitchen with integrated appliances, good sized dining room which could be used as a 5th bedroom, as well as a shower room and rear porch / utility area. On the ground floor are four good sized bedrooms, the principal room benefits from fitted wardrobes and sliding patio doors to the garden. There is also a generously sized bathroom with separate bath and shower. South Furzeham Road itself is a popular location with Brixham's town centre within easy reach and Furzham Green just around the corner.

£495,000 Freehold

ENTRANCE HALL

Covered entrance with composite front door and glazing to both sides. Large airing cupboard with hot water tank. Stairs to first floor. Radiator.

BEDROOM 1 13' 0" x 10' 3" (3.96m x 3.12m)

Double aspect room with patio door to side and window to rear. Radiator. Built in wardrobe and bedside table with overhead storage.

BEDROOM 2 10' 6" x 9' 10" (3.20m x 2.99m)

Double aspect room with window to front and side. Built in wardrobes. Basin with enclosed cover and cupboards under. Radiator.

BEDROOM 3 10' 0" x 9' 5" (3.05m x 2.87m)

Window to front. Radiator. Currently laid out as home office.

BEDROOM 4 10' 4" x 9' 9" (3.15m x 2.97m)

Window and door to rear. Built in cupboard. Radiator.

BATHROOM 8' 2" x 7' 1" (2.49m x 2.16m)

Shower cubicle and separate bath. Basin on large gloss white vanity unit. Dual fuel heated towel rail. Fully tiled walls and floor. Radiator. Window to rear.

SEPARATE W.C

Close coupled W.C. Window to rear. Electric radiator.

FIRST FLOOR - LANDING

Radiator

KITCHEN 10' 4" x 8' 9" Plus recess (3.15m x 2.66m)

Wood effect wall and base units with stone effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash back. Integrated Neff dishwasher. Two electric ovens with 5 ring gas hob. Integrated fridge. Window to front enjoying open views. Radiator.

DINING ROOM 12' 0" x 10' 1" (3.65m x 3.07m)

Window to rear. Radiator. Could be used as 5th room if needed.

LOUNGE 24' 1" x 13' 8" widening to 10'9" (7.34m x 4.16m)

Spacious, double aspect room with bay window to front enjoying open views, window and patio doors with balcony to side. Gas coal effect fire with stone surround. Ample room for living room furniture, could easily accommodate lounge / dining room.

SHOWER ROOM 8' 1" x 7' 2" (2.46m x 2.18m)

Quadrant shower cubicle with Mira electric shower unit in tiled surround. Close coupled W.C. Pedestal wash basin. Radiator. Large built in cupboard. Window to rear. Loft hatch.

REAR LOBBY

Door and steps down to rear garden. Large window to side. Ample storage space with further large store room housing gas boiler, space for washing machine and freezer.

OUTSIDE

INTEGRAL GARAGE 16' 9" x 7' 11" (5.10m x 2.41m)

Electric remote controlled roller door. Gas meter. Electric meter and consumer unit. Power and lighting. Mezzanine storage. Work bench.

BACK GARDEN

Lawned garden fully enclosed by stone and block walling. Mature shrubs and trees. Garden shed. Under stairs cupboard and bin storage area.

FRONT GARDEN

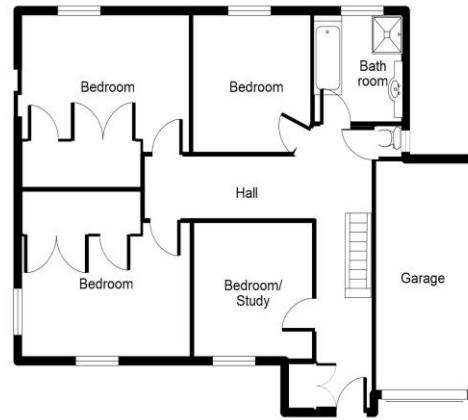
Large block paved driveway with turning head. Large garden pond. Outside tap. Inset lawn with mature shrubs and trees.

SOLAR PANELS

The property is fitted with solar panels which are owned outright.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: F



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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