



Parkham Glade, Brixham, TQ5 9JS

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£215,000 Freehold

“An ideal family home or investment opportunity with three double bedrooms”

A 'ready to move into' **THREE BEDROOM TOWN HOUSE** located in a small development of similar properties positioned at the top of wren hill in a leafy glade, within walking distance of Brixham's town centre and waterfront and local amenities and schools are within easy reach.

At entrance level there is a good size carport for parking with entrance door leading to an entrance hall which has a modern cloakroom/w.c. and an inner hall leading off gives access to the ground floor double bedroom which has fitted wardrobes and a dressing table along with a door and window to the rear garden. The inner hall also has a useful storage cupboard with plumbing/space for a washing machine.

The first floor provides good size, bright lounge/dining room having patio doors to the sunny front aspect which opens to a small balcony. There is ample space for furniture and a dining room table. The fitted kitchen/breakfast room leads off this space, it is fitted with a range of wood effect wall and base cupboards and roll edge working surfaces, there is space for white goods and there is a recently installed 'Logik' electric oven which has a four burner gas hob and new cooker hood over. This good size room also allows space for a breakfast table. A wall mounted 'Baxi' boiler provides central heating and hot water supply.

The second floor has two further double bedrooms, one to the front and one to the rear, both of which have built in double wardrobes giving plenty of storage space and room. The family bathroom serves these bedrooms which comprises a white modern shower-bath, pedestal washbasin and low level w.c.

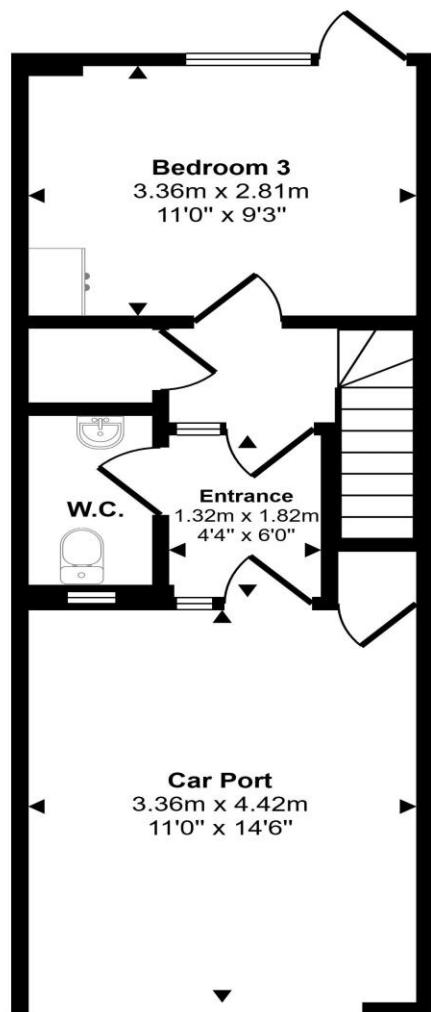
The property has been refreshed throughout with freshly painted neutral decor, new carpets on the first and second floor and modern vinyl flooring on the ground floor and kitchen.

There is a low maintenance paved rear garden for outside space. Internal viewing is advised.

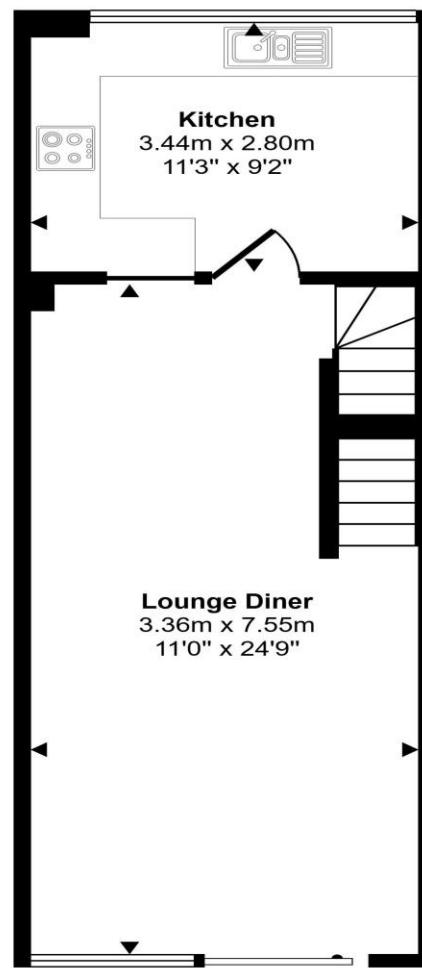
Offered for sale with **NO ONWARD CHAIN**.



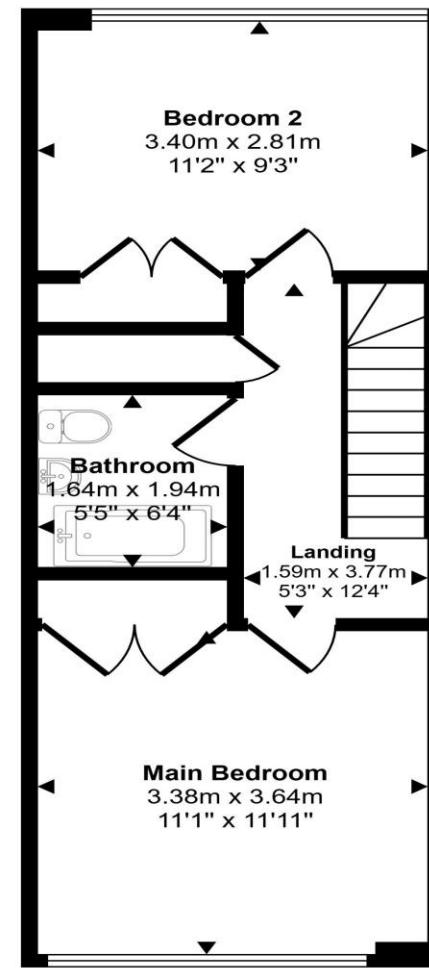
Approx Gross Internal Area
107 sq m / 1150 sq ft



Ground Floor
Approx 36 sq m / 382 sq ft



First Floor
Approx 36 sq m / 384 sq ft



Second Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available. Mobile network coverage show as follows: VODAPHONE 81% / THREE 78% / EE 77% / 02 64%.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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