

GROUND FLOOR.

ENTRANCE PORCH. Beautiful wooden entrance door with matching panels to each side.

ENTRANCE HALLWAY. Spacious entrance hall with staircase to the first floor. Doors to reception rooms and:

CLOAKROOM/W.C.: Comprising low level W.C. and hand basin. Double glazed window.

LIVING ROOM. 18' 1" x 12' 11" (5.51m x 3.93m)

A most comfortable triple aspect room overlooking the gardens. Fireplace with wood mantel and fitted Log Burner.

DINING ROOM. 14' 5" x 11' 10" (4.39m x 3.60m)

Double aspect room overlooking the front garden.

KITCHEN/BREAKFAST ROOM. 13' 4" x 11' 11" (4.06m x 3.63m)

A good size room fitted with comprehensive range of classic cream faced wall and base units. Working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Spaces for dishwasher and fridge. Built in double oven/grill with recess for microwave over. Tiled surrounds. Double glazed window to rear garden and door to side leading to a lovely covered seating area-ideal for breakfast!

FIRST FLOOR. Landing with double glazed window and further stairs to the second floor loft rooms.

BEDROOM 1. 18' 0" x 12' 10" (5.48m x 3.91m)

reducing to 9' 3" (2.81m)

Dual aspect double glazed windows enjoying super open views over the gardens and beyond. Bespoke built in wardrobes and overhead cupboards.

EN SUITE. Comprising shower enclosure with Mira sport shower and white vanity unit with inset washbasin. Shaver point. Extractor fan and heated towel rail.

BEDROOM 2. 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to front, again enjoying a lovely outlook. Bespoke fitted wardrobes and over head cupboards.

BEDROOM 3. 9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed window to side.

BEDROOM 4. 7' 5" x 7' 11" (2.26m x 2.41m)

Currently set up as an office. Double glazed window to front again with lovely outlook.



FAMILY BATHROOM/W.C.

Comprising panelled bath with central tap and Mira shower over. White vanity unit with display shelf and cupboards, concealed flush W.C. and inset washbasin. Tiled walls. Heated towel rail. Double glazed window. Wall mounted Baxi boiler.

SECOND FLOOR. Landing space with storage cupboard and doors to:

LOFT ROOM 1. 9' 11" x 11' 4" (3.02m x 3.45m) (Ltd head Rm)

Velux roof window to front with beautiful outlook. Access to under eaves storage space.

LOFT ROOM 2. 9' 10" x 11' 5" (2.99m x 3.48m) (Ltd Head Rm)

Velux window to front again with super outlook. Access to under eaves storage space.

OUTSIDE.

FRONT. A long driveway approach providing ample parking leads to:

ATTACHED GARAGE. 15' 11" x 8' 0" (4.85m x 2.44m) Up and over door to front.

FRONT GARDEN.

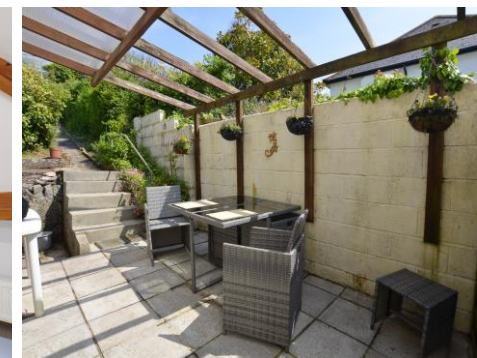
A fabulous, level front garden which is predominantly laid to lawn with well stocked flower borders and specimen trees. Pathways lead around both sides of the house, one passing the kitchen door with a paved, covered seating area, ideal for breakfast! The under house **CELLAR/UTILITY** is also accessed from the side which has plumbing for a washing machine and additional space for white goods along with ample storage space.

REAR GARDEN. The large rear garden again, enjoys good privacy and the open view, a large lawn with several productive fruit trees rises up to a limestone boundary wall with gated access to Northfields Lane. A decked seating area enjoys all day sun for sun worshippers. Garden/Potting Shed.

EPC RATING: D COUNCIL TAX BAND: F

BROADBAND AND MOBILE COVERAGE:

The Ofcom website indicates standard, superfast and ultrafast broadband are available. Please check with your provider for mobile coverage.

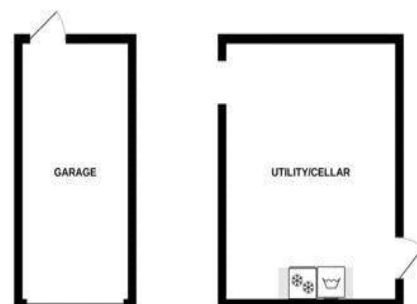


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0001872 Written by: R.C

Treefields, Brixham, TQ5 8PA

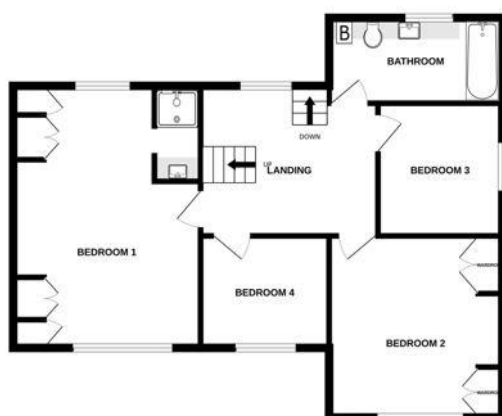
GARAGE/UNDERHOUSE STORAGE
30.3 sq.m. (326 sq.ft.) approx.



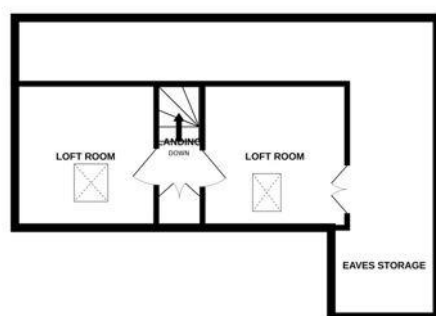
GROUND FLOOR
68.7 sq.m. (739 sq.ft.) approx.



1ST FLOOR
67.0 sq.m. (721 sq.ft.) approx.



2ND FLOOR
43.2 sq.m. (465 sq.ft.) approx.



A **DETACHED**, four bedroom, **FAMILY SIZE HOUSE** located at the end of a quiet, private road, with large front and rear private gardens and ample parking on the long driveway and garage. This super 1930's house offers lots of space and flexibility and retains much of its character and charm from its era with generous dimensions, high ceilings and double aspect rooms. Open views are also enjoyed from the house and garden.

A spacious hallway greets you on entering, having doors to a cloakroom/w.c. kitchen/breakfast room, formal dining room and triple aspect living room. There are four bedrooms on the first floor along with a family bathroom/w.c. The principal bedroom has an en suite shower and wash basin. Two useful loft rooms are also accessed from the first floor, ideal for occasional bedrooms or hobby rooms these also benefit from far reaching views across Brixham towards Southdown Hill. The house offers ample storage throughout with plenty of cupboard space and under house cellar/utility.

Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended.

Brixham town center, the bustling harbour and pretty marina are a near level walk away, alternatively the number 12 bus runs frequently along New Road into the town center or the remaining Torbay towns of Paignton and Torquay. Local primary and secondary schools are also easily reached.

£685,000 Freehold

LAYOUT GUIDE ONLY – NOT TO SCALE