

St. Marys Hill, Brixham, TQ5 9GX Freehold £190,000



- Modern Mid-Terrace House
- Well Presented Throughout
- Two Double Bedrooms
- Family Bathroom + Cloakroom
- South Facing Rear Garden
- Allocated Parking + Visitors Parking
- PVCu Double Glazing & Gas Central Heating
- Offered As Chain Free



A superb first home, downsize or investment opportunity. Offered as chain free, this TWO BEDROOM MID-TERRACE HOUSE is situated in the popular residential location of Sharkham Village, Brixham. The property is light & bright with a modern, neutral finish throughout and is well proportioned internally with kitchen, lounge / diner and cloakroom to the ground floor and two good size double bedrooms and family bathroom to the first floor. There is allocated parking plus ample visitors spaces in the courtyard to the rear. The rear garden is south facing therefore extremely pleasant in all seasons.

The property was originally constructed by award winning developers, Millwood Homes and is perfectly positioned to enjoy the wonderful nearby coastal walks, taking in spectacular views from St. Mary's Bay, Berry Head Country Park and Sharkham Point. The harbour and town centre are just 3/4 of a mile away. There are also useful local shops nearby at St. Mary's Square, Castor Road and Bolton Street.

COVERED PORCH		Part glazed front door opens into...
ENTRANCE HALLWAY		With stairs rising to first floor (see later). Radiator. Telephone point. Power socket. Smoke detector.
CLOAKROOM / W.C	5'04 x 3'01 (1.63m x 0.94m)	White push flush W.C and floating wash hand basin with tiled splashbacks. Radiator. Extractor fan. Complimentary mirror and glass shelf unit. Electric RCD fuse board.
KITCHEN	9'10 x 7'01 (3.00m x 2.16m)	Cream shaker style kitchen with matching wall and base units with granite effect worktops over. Smart tiled splashbacks surround. Stainless steel sink and drainer with PVCu double glazed window to front aspect. Integrated Logik electric oven with 4 ring Hoover gas hob set into worktop and extractor hood over. Daewoo refrigerator and freezer. Space and plumbing for washing machine and optional dishwasher. Radiator. Cupboard housing Glow-worm 24cxi gas combi boiler. Smoke detector.
LOUNGE / DINER	15'08 x 14'00 (4.78m x 4.27m)	AT MAX. A light & bright south-facing room with French doors leading out to the rear garden (see later). 2x radiators. Very useful understairs cupboard with light and power. TV point. Telephone point. Power sockets. Smoke detector.
FIRST FLOOR		Landing with access to loft (with ladder, boarding & insulation). Radiator. Smoke detector. Power socket. Doors to...
BEDROOM 1	11'07 x 9'08 (3.53m x 2.95m)	Good size double bedroom with PVCu double glazed windows. Radiator. Built-in wardrobe with sliding mirror doors and a further large airing cupboard with electric heater. TV point. Telephone point. Power sockets.
BEDROOM 2	14'00 x 8'09 (4.27m x 2.67m)	Another double bedroom. Overlooking the south facing rear garden. Radiator. Power sockets.



BATHROOM

6'09 x 5'11
(2.06m x 1.80m)

Three piece white suite comprising of: push flush WC, pedestal wash hand basin and panel sided bath with mixer taps and mains shower head over (new glazed shower screen). Chrome ladder towel heater. Complimentary mirrored cabinet and glass shelf unit. Shaver point. Extractor fan. Mosaic tiled splashbacks surround.

OUTSIDE

FRONT

Gas & electric meters. Space for potted plants etc.

REAR

South facing to enjoy all seasons. Laid to lawn with feature Torbay palm tree. Patio area off living space. Pathway leads from patio to the rear boundary via steps; gate provides access to...

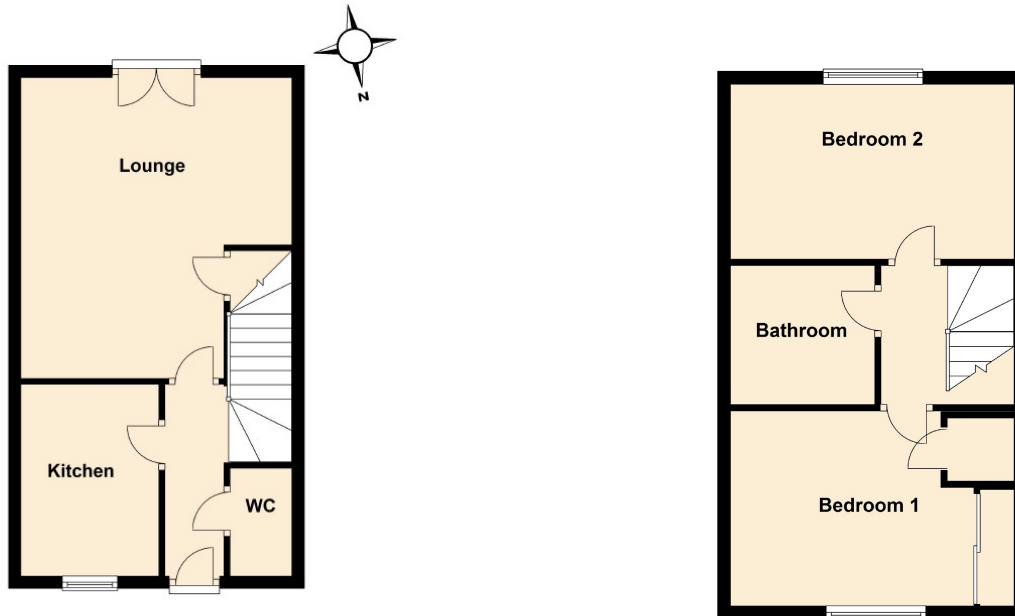
PARKING

Private parking space (number 39). Useful bin / garden equipment store.

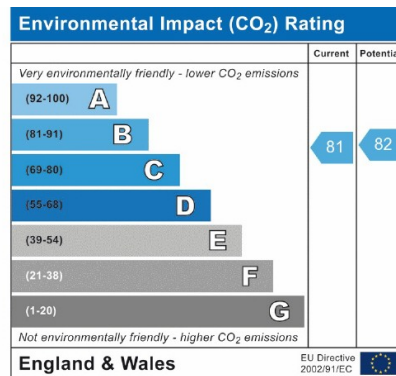
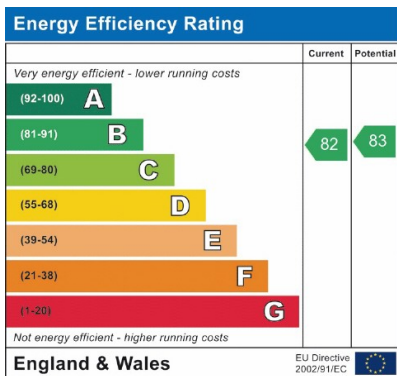
COUNCIL TAX BAND C

MAINTENANCE

There is a maintenance charge for the continued upkeep of the communal areas and wildlife preservation at Sharkham Village which is currently £151.73 paid every 6 months (April / October).



Total area: approx. 65.3 sq. metres (703.1 sq. feet)



Freehold Price £190,000 L J Boyce Map Reference - F4

Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view.