

for sale

guide price **£230,000**



## St. Marys Hill Brixham TQ5 9GY

This well-presented town house offers on the first floor a good size lounge with door leading to the enclosed rear garden, kitchen/dining room & cloakroom, whilst on the second floor there are two good size double bedrooms and family bathroom. There is a large integral garage and drive. Chain free

# St. Marys Hill Brixham TQ5 9GY

## Accommodation

The property is accessed to the front where a decorative wooden door opens into the hallway.

## Entrance Hallway

Textured and covered ceiling. Gas fired central heating radiator, telephone point and stairs rise to the first floor.

## First Floor Landing

Textured and covered ceiling, gas fired central heating radiator, storage cupboard, telephone point, stairs rise to the second floor and doors leading off to principle rooms.

## Lounge

15' 3" x 10' 11" ( 4.65m x 3.33m )

Good size lounge with a textured and covered ceiling, gas fired central heating radiator, uPVC double glazed window and uPVC double glazed door leading out to the rear garden.

## Kitchen/dining Room

16' 9" x 8' 4" ( 5.11m x 2.54m )

A dual aspect room with two uPVC double glazed windows, one to the front and one to the side.

The kitchen has a range of modern matching wall and base units with work-surface over.

Stainless steel sink unit with drainer, space for a free-standing cooker, space and plumbing for a washing machine.

Space for dining table and chairs.

Wall-mounted central heating boiler.



## **Cloakroom**

Two piece suit comprising of low level wc and a pedestal wash hand basin. uPVC obscure double glazed window. Textured and coved ceiling.

## **Second Floor Landing**

Doors off to principle rooms

## **Master Bedroom**

15' 2" x 10' 10" ( 4.62m x 3.30m )

Good size double bedroom with a uPVC double glazed window over-looking the rear garden, gas fired central heating radiator, television point, built-in double wardrobe with hanging rails.

## **Bedroom Two**

12' 11" x 9' 10" ( 3.94m x 3.00m )

Double bedroom with uPVC double glazed window over-looking the front aspect giving views over Brixham towards St Mary's Church, built-in wardrobe with hanging rails and shelving. Built-in airing cupboard, gas fired central heating radiator and television point.

## **Family Bathroom**

Three piece modern white suite comprising of an inset bath with mains operated shower over, pedestal wash hand basin and wc.

Gas fired central heating radiator and part-tiled walls.

## **Outside**

### **Garage**

17' 2" max x 15' 4" max ( 5.23m max x 4.67m max )

Extra large garage with plenty of space for a large vehicle and still have storage space. Power and lighting and an up & over door.

### **Front Garden**

Drive way providing parking for a car, access to the rear garden and entrance door to the property.

### **Rear Garden**

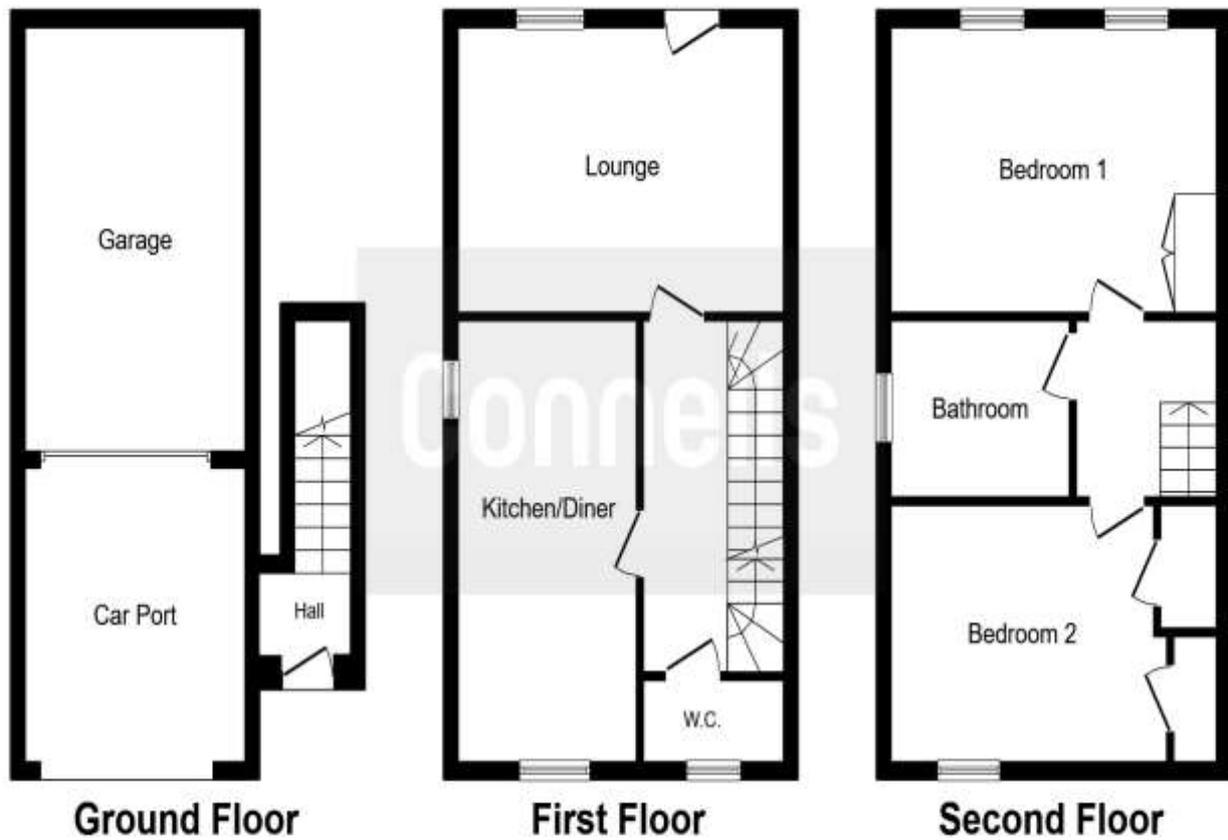
Fully enclosed rear garden which provides security for families and pets, laid with lawn, paved pathway, timber framed garden shed and mature plants and shrubs. Access to the lounge.

Rear access around to the front of the garden.

The vendor informs us that this is a real sun-trap.







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**T 01803 400 888**  
**E [paignton@connells.co.uk](mailto:paignton@connells.co.uk)**

51 Hyde Road  
PAIGNTON TQ4 5BP

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**Tenure:** Freehold

**EPC Rating:** C

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