

Higher Manor Road, Brixham, TQ5 8HB Freehold £349,950



- Victorian Period Terrace
- 4 Large Double Bedrooms
- En Suite Bathroom & Family Shower Room
- Large Through Lounge
- Stunning Kitchen Breakfast Room
- Separate Utility Just Off
- Lovely Front and Rear Gardens
- Central Location With 2 Parking Spaces



Manor Terrace is a collection of stunning Victorian properties enjoying panoramic views across Brixham town centre and enjoys easy walking distance to the harbour and water's edge. One thing which is so rare with a property of this period in the centre of Brixham is the fact it has a two off road parking spaces to the front of the property. Outside there are stunning gardens that are surprisingly very secluded for something so central. Inside the accommodation is a lot larger than may initially be perceived from a road side glance. The high ceiling offers a true sense of space and the smart hallway opens up into a fabulous family size through living room. The kitchen to the rear is also stunning and is truly a one off with its individual free standing pieces of French period furniture included in the sale. The property is very practical and can easily cope with a full house having an en suite bathroom and family shower room, with a separate utility off the kitchen.

Solid wood door into

ENTRANCE HALL

Finished with beautiful Victorian style tiles throughout. Original cornice and plaster archway. Stairs rising to first floor.

LOUNGE DINER 24'1 x 13'5
(7.34m x 4.09m)

A stunning open plan living space with ample natural light flooding through from the Southerly aspect. Perfect for families and entertaining alike this room has a lot of space and is brimming with character. The

room has wonderful proportions and enjoys lovely high ceilings. Original cupboard housing RCD fuse board and electric meter. Under stairs storage cupboard. The centre piece of the room is the lovely wood burning stove in the lounge area.

KITCHEN BREAKFAST ROOM 18'2 x 16'4
(5.54m x 4.98m)

An excellent size L shaped room with ample space for a dining table. Door to rear courtyard and double French style doors opening onto rear garden. A very characterful kitchen comprising of a range of free

standing units including a sink inset into wood block unit, 3 free standing real wood units including a display cabinet, dresser and armoire and a large plank worktop unit. Stoves double oven range and ample space for other free standing units. Velux.

UTILITY + WC 7'4 x 5'7
(2.24m x 1.70m)

A good size utility with ample space for a washing machine, tumble dryer and dishwasher. Window to side aspect providing natural light.

FIRST FLOOR LANDING

A spacious landing serving the shower room and 2 bedrooms on this floor.

SHOWER ROOM 10'4 x 4'
(3.15m x 1.22m)

A superbly finished shower which has a sympathetic nod to the Victorian style. The splash backs are finished with a bevelled edge brick tile, a free standing cast iron radiator and towel rail. Comprising of a

modern 3 piece white suite including a shower cubicle, low level flush WC and pedestal wash hand basin.

BEDROOM 1 16'10 x 12'8
(5.13m x 3.86m)

Dimensions at max incorporating en suite. A good size master bedroom with lots of natural light from the 2 windows to the front aspect enjoying panoramic open town centre views. A good size concealed dressing

area is perfect for a comprehensive wardrobe. With a door to.

EN SUITE BATHROOM

A stunning modern fitted en suite bathroom finished with a luxurious roll top bath, and complete with a pedestal wash hand basin and low level flush WC.

BEDROOM 3

A good size double bedroom with a window overlooking the rear gardens. 2 built in storage cupboards one housing the Ariston combination boiler.



**SECOND FLOOR
LANDING**

A light and bright landing with a velux to the rear aspect. Storage cupboard and doors off to 2 further bedrooms.

BEDROOM 2 15'11 x 12'8
(4.85m x 3.86m)

An excellent size double bedroom with a dormer window to the front aspect enjoying a far reaching panoramic town view. Large storage and dressing area.

BEDROOM 4

Another double bedroom with a window overlooking the rear gardens.

OUTSIDE FRONT

A stunning sun trap patio garden which enjoys a lovely open outlook across the town and taking in views of All Saints Church. The garden has been beautifully planted offering an excellent level of privacy from the road and a very pleasant surrounding for al fresco dining.

PARKING BAY

A double width parking bay positioned directly opposite the property entrance. Also offering an excellent place to store the property's refuse bin. A very useful commodity indeed, having 2 parking spaces so

centrally located near the town centre and harbour. With scope to extend.

OUTSIDE REAR

A stunning garden which has so much to offer and even further scope and potential. Starting with a very neat courtyard just off the kitchen breakfast room. Stairs rise to a lawned area with a decked seating area

above which has a lovely Wisteria growing over, a further lawned area can be found above leading to a brick built outbuilding at the top of the garden which is crying out to be fully utilised.

**COUNCIL TAX
BAND C**

Freehold Price £349,950 L J Boyce Map Reference - E2

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.