boycebrixham

Westfield Close, Brixham, TQ5 0ED
Freehold £189,950

- Well Presented End Terrace Property
- 3 Good Size Bedrooms
- Spacious Living Accommodation
- Kitchen Diner & New Bathroom
- Situated In A Child/ Pet Friendly Cul-de-Sac
- Bus Service Available On Mathill Road

boycebrixham.co.uk
t 01803 852 736
f 01803 852 699
e property@ljboyce.co.uk
a 49 Fore Street, Brixham, Devon, TQ5 8AG

A well presented family home finished with a brick and tile finish meaning the property is easy to maintain. Situated at the end of a cul-de-sac in a child & pet friendly location, convenient for the local amenities at St. Mary's Square and schools including St Margaret Clitherow Catholic Primary School & Eden Park Primary School.

The property has a good amount of internal space and has the added benefit of good size front and rear gardens. Ample street parking available nearby with a good size common to the front.

		PVCu double glazed door into.
ENTRANCE HALLWAY		A spacious reception with a big built-in cupboard housing gas meter & fuse board. (Electric meter to outside front). Stairs rising to first floor. Good size under stairs area, perfect for a study area/ computer station. Telephone point. 2 radiators. Further airing cupboard housing Glow Worm 30cxi combi boiler. PVCu double glazed door into rear garden.
LIVING ROOM	13'4 x 11'5 (4.06m x 3.48m)	A spacious lounge with a good size window overlooking the front garden and common beyond. Radiator. TV point. 2 wall lights.
DOWNSTAIRS WC		Low level flush WC, wash hand basin, PVCu double glazed window to rear.
KITCHEN / DINER	13'4 x 11'7 (4.06m x 3.53m)	A good size family kitchen with space for a dining table. Comprising of a range of matching wall and base units with roll edge work tops. Space and plumbing for a washing machine and tumble dryer. Space for upright refrigerator. 1½ bowl white ceramic sink. Space for gas cooker.
FIRST FLOOR LANDING		A spacious landing with 2 further built in cupboards. Loft hatch. Radiator.
BEDROOM 1	11'8 x 10'5 (3.56m x 3.18m)	A good size double bedroom with a built in double wardrobe. Double glazed window to the rear aspect enjoying a lovely open view towards St Mary's church and the rolling hills at Southdown.
BEDROOM 2	11'7 x 10'6 (3.53m x 3.20m)	A very light and bright second double with a double glazed window to the front aspect enjoying an open view across the common to the front. Fitted twin double wardrobes. Radiator.
BEDROOM 3	8'9 x 8'8 (2.67m x 2.64m)	A good size single bedroom with a fitted double wardrobe. Double glazed window to the front.

BATHROOM 6'5 x 5'5 (1.96m x 1.65m)

A smart modern bathroom finished with a long contemporary wall tile to splash backs. Comprising of a panel bath with Mira Vie

electric shower and glass screen over. Pedestal wash hand basin and low level economy flush WC.

Obscure glass window to the rear aspect. Chrome ladder style heated towel rail.

OUTSIDE

FRONT

A lovely lawn with some beautiful mature shrubs and bushes including a stunning pair of Acers.

REAR

A low maintenance patio garden with out house store. Side access gate to lane.

COUNCIL TAX BAND B

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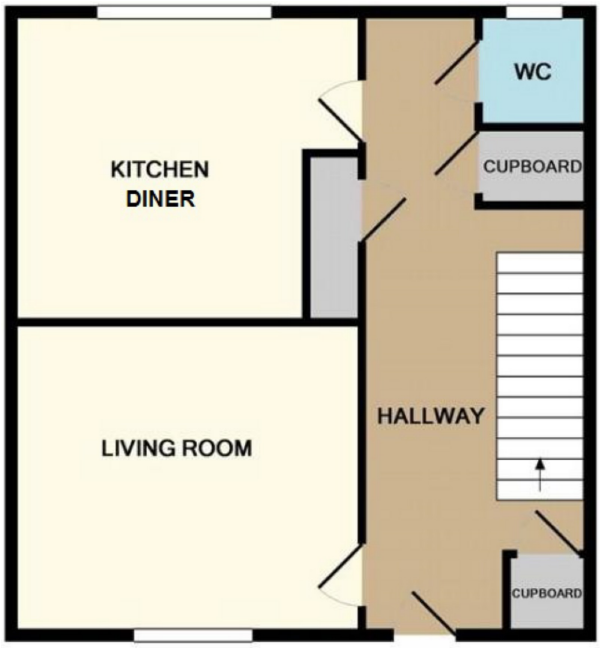
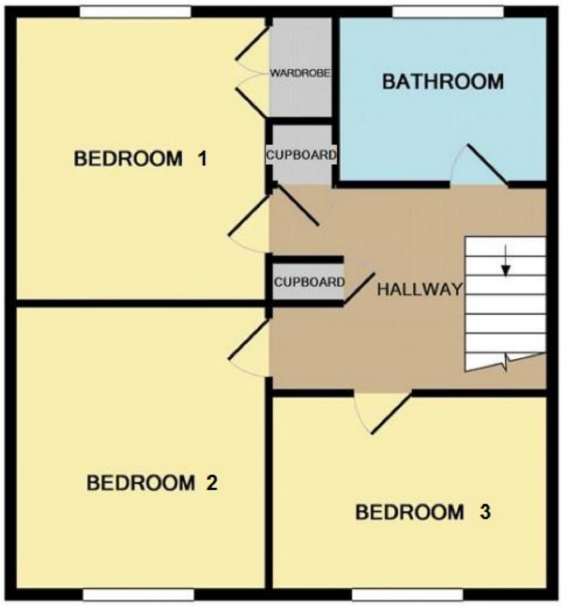
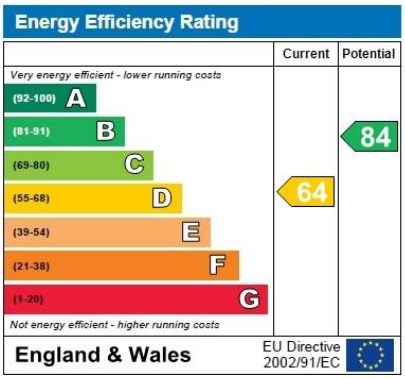
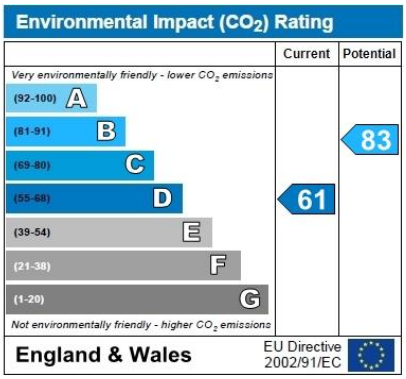


GROUND FLOOR



1ST FLOOR





Freehold Price £189,950
L J Boyce Map Reference - D4

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.

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NAEA National Association of Estate Agents