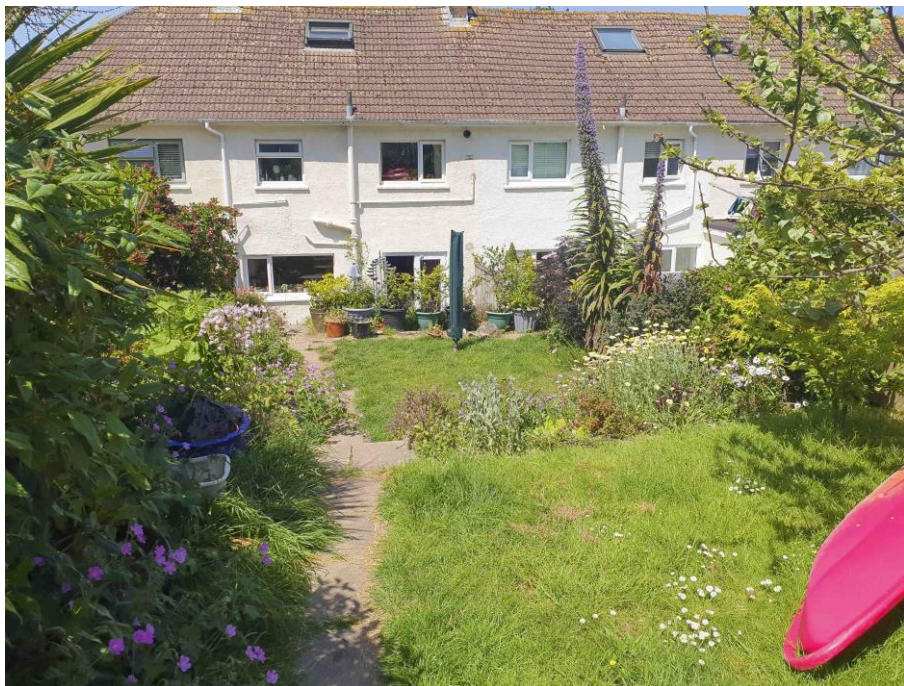


## Milton Street, Brixham, TQ5 0AS



A real gardener's dream as behind this **MID TERRACE 3/4 BEDROOM HOUSE** lies a 130' long south facing garden designed in various rooms with seating areas, lawns areas and vegetable plots. The home is deceptively spacious with the ground floor rooms flowing smoothly between the bay windowed lounge with feature log burner, good size dining room and attractive modern fitted Kitchen. There is also a very useful Cloakroom tucked away beneath the stairs. On the first floor there are 2 double size Bedrooms and a study or 3rd single Bedroom and an attractively appointed Bathroom. On the top floor there is a good size Attic Room enjoying lovely open views from the velux style windows. In addition to the parking space in front of the house, there is a garage with good size workshop behind and an additional parking space to the side - ideal for a boat, motor home etc. Gas fired central heating is installed together with UPVC framed double glazing. Springfields is a row of 5 properties located in a tucked away spot off Milton Street approximately one mile from the town centre of Brixham.

**£315,000 Freehold**

## GROUND FLOOR

UPVC framed double glazed entrance door opening to ...

## SPACIOUS ENTRANCE HALL

Cupboard housing electric meter. Small understairs storage cupboard. Radiator.

## CLOAKROOM

Located under the stairs with limited headroom. White low flush W.C. and handbasin.

## DINING ROOM 12' 6" x 8' 0" (3.81m x 2.44m)

Radiator. Wood effect laminate flooring. UPVC framed double glazed patio doors opening to garden.

## LOUNGE 13' 9" into bay x 11' 4" (4.19m x 3.45m)

UPVC framed double glazed bay window. Fireplace with slate effect hearth and fitted wood burner with oak mantel over. Radiator.

## KITCHEN 9' 6" x 8' 3" (2.89m x 2.51m)

White faced wall and base units with chrome handles and stone effect working surfaces. Inset Neff 4 ring gas hob with stainless steel cooker hood over. Built-in electric oven. Spaces for washing machine, dishwasher and fridge/freezer. Attractive tiled splashback. Stainless steel sink and drainer. UPVC framed double glazed window overlooking garden.

## FIRST FLOOR LANDING

Stairs rise to second floor.

## BEDROOM 1 12' 6" x 11' 4" (3.81m x 3.45m)

A good double size room with UPVC framed double glazed window enjoying an open aspect and with views across to the East Devon coastline. Radiator. Picture rail.

## BEDROOM 2 12' 0" x 10' 4" (3.65m x 3.15m)

A good size double room. UPVC framed double glazed window overlooking rear garden. Picture rail. Radiator. Range of white fronted cupboards one housing shelved airing cupboard with gas fired combi boiler.

## BEDROOM 3/STUDY 6' 5" x 6' 3" (1.95m x 1.90m)

UPVC framed double glazed window with open aspect. Radiator. Picture rail.

## BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)

White suite of panelled bath with mixer shower and low flush W.C. Antique pine vanity cupboard with attractive blue glass bowl washbasin. Chrome radiator/towel rail. UPVC framed double glazed window.

## TOP FLOOR - ATTIC ROOM 14' 4" x 11' 6" (4.37m x 3.50m) with limited headroom - overall floor dimensions

Two Velux style windows - one with lovely rural views to Southdown Hills and one with views across the town to the East Devon coastline. Three under-eaves storage areas. Radiator.

## OUTSIDE

Springfields is approached over a private shared driveway from Milton Street.

## FRONT GARDEN

Laid to paving and currently used for parking. Border to side.

## GARAGE 19' 0" x 9' 11" (5.79m x 3.02m)

UP-and-over door. Power and light. Window to side.

## WORKSHOP 11' 6" x 9' 11" (3.50m x 3.02m)

An ideal space for hobbies etc.

## ADDITIONAL PARKING

To side of the garage with wood store.

## DELIGHTFUL REAR GARDEN

The rear garden is a gardener's dream being approximately 130' long and south facing. Designed over several levels with a good size patio area adjacent to the house - ideal for al fresco dining. Steps lead up to lawn areas, raised beds idea for vegetable planting and a decking area with lovely open views. Outside Garden store with power.

## COUNCIL TAX BAND: C

## ENERGY PERFORMANCE BAND: D



## LAYOUT GUIDE ONLY – NOT TO SCALE

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 B0001812 Written by: VJR