

Higher Ranscombe Road, Brixham, TQ5 9HF Freehold £369,950



- 4 Bed Det Family Home Near Many Amenities
- Well Proportioned & Presented
- Generous Room Sizes Throughout
- Less Than 1/2 Mile From Harbour & Marina
- Nr Indoor Pool, Schools & Rugby Club
- PVCu Double Glazing & Gas CH
- A Light & Bright Home and So Convenient
- Sunny Easy To Maintain Rear Garden



A very appealing larger family home located on the level and near to many of the towns main amenities less than 1/2 mile to the waterfront and town centre (bus service to hand if needed) and just over 1/2 mile to Berry Head Country Park with its dramatic coastal walks and pathways. For the family there are so many amenities to hand including primary & senior schools, the indoor swimming pool, and the rugby club.

The vendors have owned the property for twenty five years and have radically improved and extended the home to give comfortable and good size accommodation. Rooms are light and bright and the large kitchen is particularly impressive with dining area opening out onto the sunny rear garden (level and easy to maintain).

The whole is very well presented throughout and there is the luxury of 2 large bathrooms. There is a garage to the side of the property and parking for 3 / 4 cars to the front. The sunny rear garden is ideal for children.

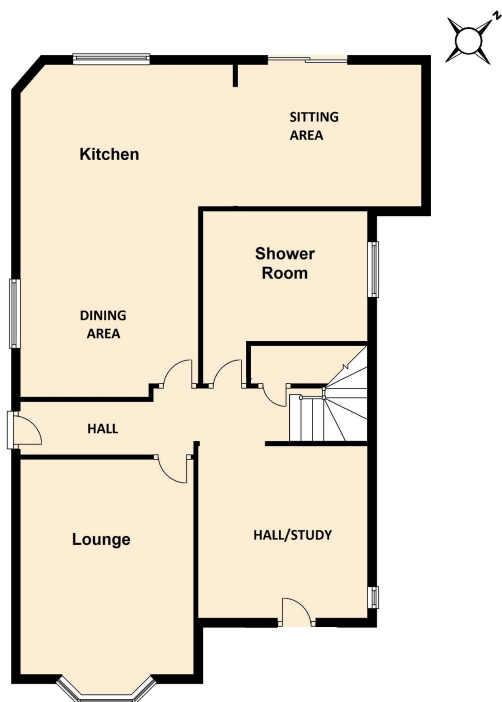
Internal viewing is strongly recommended.

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| | | Covered Outer Entrance Porch and PVCu front door to |
| LARGE ENTRANCE HALLWAY/ STUDY | 11'11 x 11'8 (3.63m x 3.56m) | Telephone point. Engineered oak flooring and open through to |
| HALLWAY | 18'7 x 3'8 (5.66m x 1.12m) | Continuation of engineered oak flooring. PVCu door to side of bungalow. Understairs cupboard with storage and Worcester Hiflow 400 gas boiler. Stairs to first floor (see later) and doors to |
| LOUNGE | 16'7 x 12' (5.05m x 3.66m) | With bay window, engineered oak flooring and Portuguese marble fireplace with living flame gas fire (new 2018). TV point. |
| KITCHEN / DINER | 28'5 x 23'00 (8.66m x 7.01m) | L-Shaped with great space including area for sofa and seating overlooking the rear garden. Super space with ceramic tiled floor and a contemporary cream fitted kitchen with a comprehensive number of units, drawers and cupboards. Including integrated dishwasher and large larder cupboard. Wood block effect worktops and breakfast bar. 1½ bowl stainless sink unit with tiled splashbacks. Rangemaster Kitchen 90 stove with hob and brushed steel canopy with extractor over. Space for large "American" fridge freezer. 9 downlighters and 2 ceiling spotlight units. The kitchen opens out (PVCu sliding patio doors) to the sunny rear garden - ideal for keeping an eye on young children playing! |
| SHOWER ROOM | 11'7 x 8'2 (3.53m x 2.49m) | With Karndean flooring. Large walk-in shower with drench shower and hand held spray shower. WC and washbasin. Cupboard with plumbing and space for washing machine and dryer. Laundry cupboards. Wall mirror. 8 downlighters (big window). |
| FIRST FLOOR | | Approached via attractive staircase with arched window. Shelving for ornaments. Access to loft space on landing hallway. |

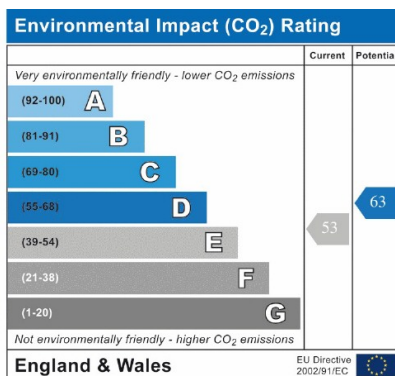
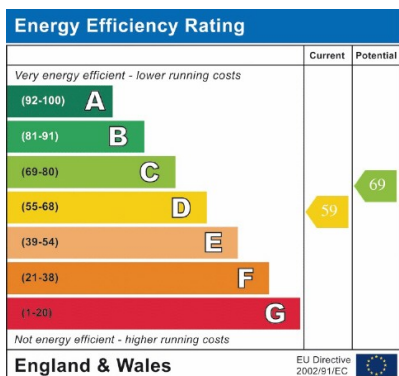
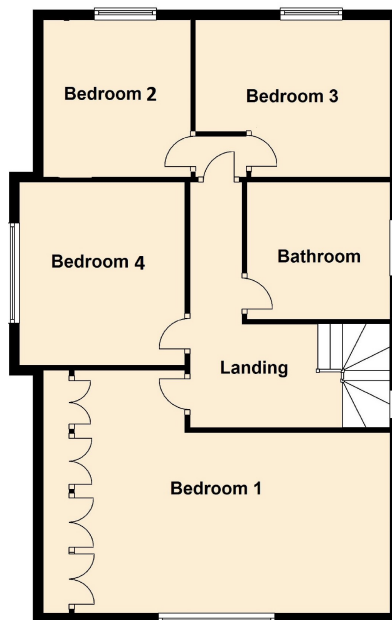


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|---------------------------|----------------------------------|---|
| BEDROOM 1 | 21'10 x 11'3 (6.65m x 3.43m) | Measurements at average. Range of fitted wardrobes. |
| BEDROOM 2 | 11'11 x 11'11 (3.63m x 3.63m) | Measurements at max. Overlooking rear garden. |
| BEDROOM 3 | 11'10 x 10'1 (3.61m x 3.07m) | Measurements at max. |
| BEDROOM 4 | 10'9 x 9'5 (3.28m x 2.87m) | |
| BATHROOM | 8'7 x 8'3 (2.62m x 2.51m) | Large family bathroom with ceramic tiled floor and white suite comprising WC, washbasin and bath with shower attachment. Chrome heated ladder towel rail. Wall mirror (big window). |
| OUTSIDE FRONT | | Hardstanding for 3 to 4 cars. Covered verandah and landscaped border. Concrete driveway to side of house, with timber gates opening to |
| GARAGE | 14' x 7'8 (4.27m x 2.34m) | Timber doors. Side PVCu window. |
| REAR | | A level, sunny and easy to maintain garden with main lawn area, large timber sun deck and paved patio and drying area behind garage. Block wall and fence boundaries. Raised beds along one side. Tool shed. Exterior lighting. Water tap. PVCu gutters, soffits and downpipes. |
| COUNCIL TAX BAND C | | Band Review Pending |

Ground Floor
Approx. 90.9 sq. metres (978.9 sq. feet)



First Floor
Approx. 77.5 sq. metres (834.0 sq. feet)



Freehold Price £369,950

L J Boyce Map Reference - F3

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.