



Old Road | Galampton | Brixham | TQ5 0NE

Asking Price Of £349,950

A wonderfully presented three bedroom home located in the desirable location of Galampton. The property offers a great amount of space and comprises of an entrance hallway, a modern farm house style kitchen, a sizeable lounge/diner, a downstairs cloakroom, three double bedrooms, a large family bathroom, off road parking for 2 vehicles and an easy to maintain rear garden. The home is situated in an idyllic spot and is within easy reach of Galampton school, local shops, countryside walks, Broadsands beach, bus links and more.

- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- STUNNING COUNTRYSIDE VIEWS
- DOWNSTAIRS CLOAKROOM
- SOUGHT AFTER VILLAGE LOCATION
- THREE DOUBLE BEDROOMS

**ENTRANCE HALLWAY** A composite double glazed front door opening into a bright and welcoming entrance hallway with stairs rising to the first floor, solid oak flooring throughout and a gas central heated radiator.

**KITCHEN** - 3.77m x 3.67m (12'4" x 12'0") A beautiful and modern farm style kitchen boasting a range of overhead, base and drawer shaker units with solid oak work surfaces above. A 1 bowl Belfast porcelain sink unit with mixer tap above. A belling range cooker and 6 ring induction hob with extractor hood above. Space and plumbing for a washing mashing machine, fridge freezer dishwasher and dryer. A large kitchen island with built in under counter storage, breakfast bar seating for up to 4 and solid oak work surfaces above.

**LOUNGE/DINER** - 5.58m x 3.28m (18'3" x 10'9") A beautifully bright and spacious living room/diner with space for a vast amount of furniture overlooking the well maintained rear gardens and across the orchard. Tv and internet points, coving, uPVC double glazed window and uPVC double glazed French doors leading out to the gardens. Two gas central heated radiators.

**CLOAKROOM** A sizeable downstairs cloakroom boasting a low level flush WC, a wall mounted wash hand basin with fitted storage below. Cupboard housing the fuse box and metres, overhead lighting and extractor fan.

Address 'Old Road, Galmpton, Brixham, TQ5 0NE'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '71 | C'

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** - 3.22m x 2.99m (10'6" x 9'9") A wonderfully spacious double bedroom with a stunning countryside outlook. uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 3.25m x 2.96m (10'7" x 9'8") A further generously sized double bedroom again to the rear aspect of the property with a truly picturesque view. Space for ample furniture, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM THREE** - 3.66m x 2.72m (12'0" x 8'11") A great sized third double bedroom to the front aspect of the property. uPVC double glazed window and a gas central heated radiator.

**BATHROOM** A large family bathroom comprising a three piece suite of a low level flush WC, a pedestal wash hand basin and a P shaped panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a deep fitted airing cupboard, two uPVC obscure double glazed windows and a chrome heated towel rail.

**OUTSIDE** A west facing enclosed rear garden that boasts a sizeable patio area ideal for alfresco dining with the rest of the gardens predominantly being laid to lawn and overlooking the tranquil former orchard.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.