



Wall Park Road, Brixham

Offers in excess of £825,000



WILLIAMS HEDGE
estate agents



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5 WALL PARK ROAD, BRIXHAM, TQ5 9UE

Beautifully presented detached home | Popular location | Sea Views | Enclosed entrance porch
Inner hall | Large sitting room | Kitchen | Dining room | Sun room | Utility | Ground floor WC
Five double bedrooms (one on the ground floor and three with en-suites) | Family bathroom
Ample parking for several vehicles | Large well maintained rear garden
Viewing highly recommended.

A beautifully presented detached family home offering generous accommodation over two floors. Originally built in the 1950's this property has been modernised to a high standard throughout. Accommodation comprises, enclosed entrance porch, inner hall, large sitting room, garden room, dining room, utility, bathroom, separate WC, five double bedrooms with bedrooms to the front benefiting from sea views, three en-suite shower rooms and one of the bedrooms is situated on the ground floor. Externally the property benefits large enclosed well maintained rear garden, ample parking to the front and garage.

Wall Park Road is situated in a highly desirable Berry Head side of Brixham with easy access to the stunning South West Coastal path boasting dramatic coastal scenery. It is also perfectly placed for both the town and harbour which offers a bustling high street and a fantastic selection of bars and restaurants.

The Accommodation Comprises

ENTRANCE HALLWAY - 2.26m x 1.85m (7'5" x 6'1")
Stairs to first floor with storage cupboard beneath, double internal doors to

KITCHEN - 5.99m x 4.14m (19'8" x 13'7") The recently-fitted kitchen can be accessed from both the entrance hallway and the sun room/office. With wooden worktops, ample storage, built in fridge/freezer, dishwasher, wall-mounted electric oven and gas hob, wine cooler, grey wood-effect vinyl flooring, the kitchen also features a breakfast bar and is a charming space which sets the tone for the rest of the property.



LOUNGE - 6.5m x 3.63m (21'4" x 11'11") At the front of the property is a particularly spacious lounge with a bay window overlooking the front garden, wood burner and double doors to the rear sun room/office.



SUN ROOM/OFFICE - 3.68m x 2.59m (12'1" x 8'6")
Atrium-style skylight and sliding doors to the rear garden.

UTILITY ROOM - 3.02m x 1.5m (9'11" x 4'11") Matching wall and base cupboards, concealed wall mounted boiler controlling the central heating system, uPVC double glazed door giving access to the rear garden.

DOWNSTAIRS WC Low level close coupled WC with push button flush, tiled walls and hand wash basin.

DINING ROOM - 5.08m x 2.62m (16'8" x 8'7") An excellent sized room with views across the front garden, the space is easily big enough for an eight-seater table with room to spare!



DOWNSTAIRS BEDROOM - 5.51m x 2.74m (18'1" x 9'0") Double doors into the back garden

ENSUITE - 2.82m x 1.68m (9'3" x 5'6") Walk-in shower.

LANDING - 3.05m x 2.03m (10'0" x 6'8") Radiator, linen cupboard, access to loft, airing cupboard with water meter, seating area.

BEDROOM ONE - 4.09m x 3.66m (13'5" x 12'0") Double bedroom, ceiling light point, uPVC double glazed windows, sea views, radiator, coving.



ENSUITE - 2.34m x 0.89m (7'8" x 2'11") Mirror with touch light, low level close coupled WC with push button flush, walk-in shower with bifold glass doors, shower, inset spotlights, wall hung wash hand basin.

BEDROOM FOUR - 3.73m x 2.74m (12'3" x 9'0") Radiator, ceiling light point, double bedroom, uPVC double glazed window to front with sea views.

ENSUITE - 2.74m x 2.59m (9'0" x 8'6") Aqua panels, stylish vertical radiator, vinyl flooring, inset spotlights, large walk-in shower with rain shower, low level close coupled WC with push button flush, sink with vanity unit below, wall mounted mirror fronted medicine cabinet.

BEDROOM FOUR - 3.63m x 2.95m (11'11" x 9'8") Radiator, ceiling light point, double bedroom, uPVC double glazed window to front with sea views.

BATHROOM - 2.77m x 1.83m (9'1" x 6'0") Fully-tiled family bathroom with lots of natural light and having a shower above the bath.



BEDROOM TWO - 4.01m x 2.54m (13'2" x 8'4") Ceiling light point, double bedroom, radiator, uPVC double glazed window to rear overlooking rear garden, sliding door to

OUTSIDE

FRONT The property is set back from the road, with a gravelled front garden with mature shrubs providing privacy to the front of the property. To one side is a large brick Pavia driveway providing parking for multiple vehicles and a single garage to one side.

REAR The rear garden is an excellent size with a pathway running along the back of the property with side access, then a central pathway splitting the lawn with flower beds either side. Towards the centre of the garden is a Breeze circular summer house with electric, water, and internet connection. To the rear behind a low fence is access to a vegetable plot with additional space for more garden sheds.



PARKING Ample driveway parking and a single garage to the side.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



| | |
|---|--------------------------------------|
| Age: (unverified) | Postcode: TQ5 9UE |
| Current Council Tax Band: F | Stamp Duty:* £28,750 at asking price |
| EPC Rating: | Gas meter position: |
| Electric meter position: Front porch cupboard | Water: |
| Boiler positioned: Cupboard by single rear door - Combi | |
| Loft: | Rear Garden Facing: East |
| Total Floor Area: approx. 183 Square meters | Square foot: approx. 1,969 Sqft |

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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