

Higher Ranscombe Road, Brixham, TQ5 9HB Freehold Price guide £475,000



- Exceptional 4 Bed Detached Home
- Spacious & Extremely Well Presented
- 4 Double Bedrooms & 2 Bathrooms
- 3 Reception Rooms inc. Conservatory
- Approx 1/3 Mile from Harbour Area
- Great Location For Many Amenities
- Lovely Rear Garden. Sunny & Landscaped
- Integral Garage & Extra Parking to Side



An opportunity to purchase a most appealing and comfortable detached house, located in a great position to enjoy many of Brixham's amenities including walking down to the Waterfront, Marina and Harbour areas. With generous size accommodation throughout, including four big double bedrooms. The vendors have maintained the property to a very high standard since purchasing it new from the developer in 2008.

There are views over the Bay from bedrooms one and two. Within half a mile radius are the Harbour area, Marina, Brixham Leisure Centre, Brixham Indoor Swimming Pool, the very social Rugby Club, a local co-op store at Great Rea Road, Brixham Community College and Brixham C of E junior school. There are many beautiful coastal walks to hand including Berry Head Country Park, St Mary's Bay, The Breakwater and Shoalstone rocks.

The house has quality fitments throughout, as well as the benefit of Gas Central Heating (on an annual service agreement) and PVCu double glazing. The conservatory is a particular feature; opening out onto a fabulous patio terrace and the lovely rear garden. Although there is a separate dining room, the kitchen is big enough for a dining table. There is a very useful utility room and integral access into the garage. To the side of the house there is space to park a motorhome or a small boat.

ENTRANCE PORCH	7'3 x 5'5 (2.21m x 1.65m)	UPVc Front Door with matching side panel. Smart Karndean flooring. Inner door to...
HALLWAY	12'7 x 17'7 (3.84m x 5.36m)	Measurements at max. Generous size with large store cupboard and under-stairs cupboard. Access to integral garage (see later). Attractive staircase rising to first floor (see later) and doors to...
KITCHEN / BREAKFAST ROOM	12'4 x 10'8 (3.76m x 3.25m)	Overlooking front garden. With a modern fitted timber effect kitchen with Karndean flooring and grey granite effect worktops. Attractive tiled splashback and 1½ bowl stainless steel sink unit. Brushed steel Neff double oven combination, and a Neff 5 ring gas hob with brushed steel extractor hood over. Integrated fridge and freezer and integrated Neff dishwasher. Good range of storage with pull out drawers etc. 9 downlighters. N.B Good space for a dining table.
LOUNGE	16'4 x 13'1 (4.98m x 3.99m)	Bay Window overlooking the very pretty rear terrace and garden with attractive Portland Stone fireplace (coal effect gas fire). Twin glazed panel doors through to...
DINING ROOM	13'1 x 12.5 (3.99m x 0.30m)	Quality Karndean flooring, nice proportions and also approached directly via main hallway. UPVc French doors out to...
CONSERVATORY	13'8 x 9'7 (4.17m x 2.92m)	Quality conservatory, continuation of Karndean flooring and a lovely outlook over the rear garden. Super area to relax in. Radiator (central heating) and electric heater (wall mounted).
UTILITY ROOM / W.C	8'10 x 8'3 (2.69m x 2.51m)	Good size with ample space for white goods and with W.C. Further timber effect units and granite effect worktops. Stainless steel sink unit. UPVc door to side of house. Karndean flooring and part tiled walls.
FIRST FLOOR		
GALLERIED LANDING AREA		Generous size with double size airing cupboard/linen store, access to loft space and doors to all bedrooms and family bathroom.
BEDROOM 1	16'2 x 13'1 (4.93m x 3.99m)	Overlooking rear garden and with outlook across Torbay to Torquay. Comprehensive range of quality fitted wardrobes, ceiling fan/light and door to...
EN SUITE	7'7 x 6'0 (2.31m x 1.83m)	Quality tiling to part wall area and Karndean flooring. Glazed corner shower with power shower, W.C and washbasin set in vanity unit with cupboards under. 2 downlighters. Good sized window. A light and bright en suite.



BEDROOM 2

13'1 x 12'6
(3.99m x 3.81m)

Overlooking rear garden and with views across Torbay to Paignton and Torquay. Ceiling fan/light.

BEDROOM 3

13'6 x 11'6
(4.11m x 3.51m)

Another generous double with outlook to the front. Ceiling fan/light.

BATHROOM

9'10 x 6'10
(3.00m x 2.08m)

A big bathroom with bath, W.C, bidet and washbasin set in a vanity unit. Glazed corner shower with power shower and quality tiling to part of wall area. Karndean flooring. Good sized window and 3 downlighters.

BEDROOM 4

13'6 x 9'11
(4.11m x 3.02m)

Again, a decent double. View to front.

OUTSIDE

GARAGE

17'9 x 10'4
(5.41m x 3.15m)

Integral into house. Up-and-over door. Drawers and worktop area. Power and lighting. Glowwarm gas combi boiler.

FRONT GARDEN

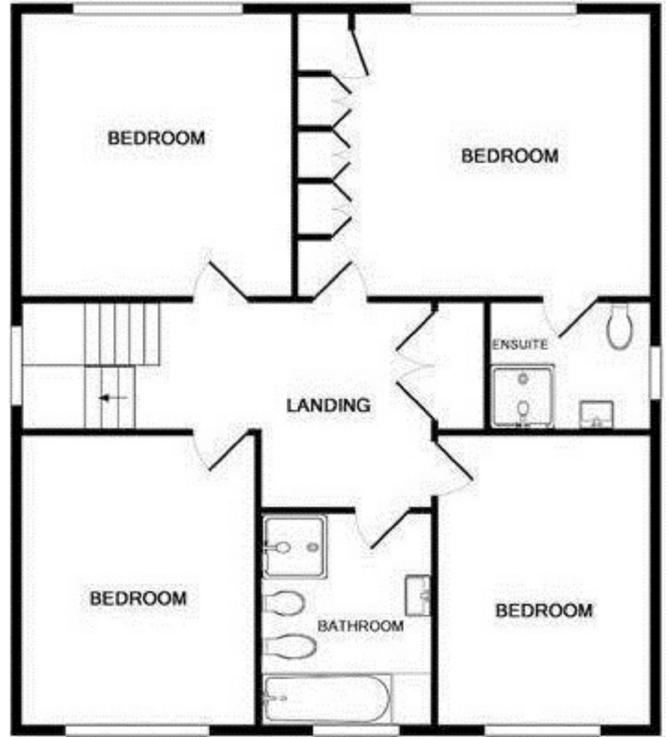
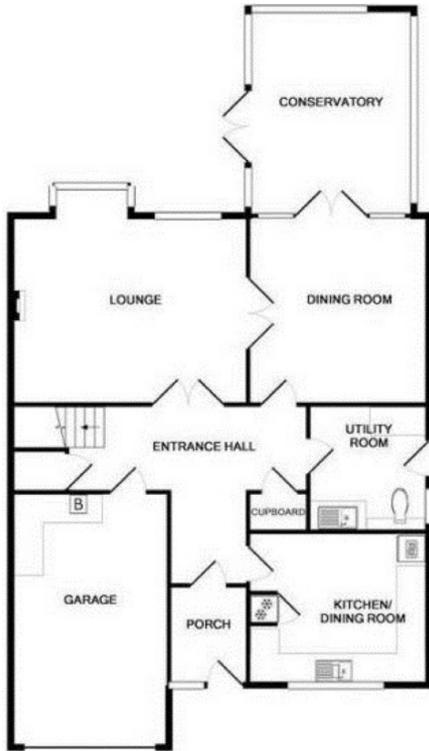
Small grass areas and borders edge the brick paver parking area, and the boundaries are flanked by a variety of small trees giving some privacy. The front of the house has a veranda covering a small paved patio and giving shelter by the front door.

There are paved pathways on both sides of the property leading, via gates, to the rear garden. External water tap.

REAR GARDEN

Most appealing sunny garden - landscaped with great thought and a lovely variety of small shrubs and pretty trees. Large central patio terrace by the house - super for entertaining or al-fresco dining in warmer months. Three steps lead down to lawn area, level, and flanked by small trees.

Very productive vegetable area interspersed with gravel pathways give a very 'Provence' feel! Small greenhouse and garage store (up-and-over door) Ideal for garden tools etc. This garden is a real feature of this home. External water taps, lighting etc



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	81
	EU Directive 2002/91/EC		

Freehold Price £475,000 L J Boyce Map Reference - G3

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.