

Penn Meadows Close, Brixham, TQ5 9PS Freehold Price guide £425,000



- 4 Bed Quality Detached Home
- South Facing Rear Garden
- Very Impressive Kitchen/Diner
- Close To Many Amenities
- Desirable Residential Cul-De-Sac
- 4 Double Bedrooms + 2 Bathrooms
- Easily Maintained Brick Construction
- No 'Upward' Chain



A very appealing modern detached home found in a cul-de-sac of just 20 similar dwellings built by highly respected local builders Cavanna Homes. With four double bedrooms and a south facing rear garden. An excellent location to access many amenities and be near coastal walks. Well presented throughout and being of brick construction, is very easy to maintain.

Located approximately half-a-mile from the harbour and town centre. Close to amenities including Brixham Indoor Swimming Pool, Brixham Rugby Club, C of E Primary School, Brixham College and Leisure Centre. Within a mile are many spectacular coastal walks including Berry Head Country Park, Sharkham Point, The Breakwater and St Marys Bay - all ideal locations for dog owners!

The house has a super contemporary kitchen, fully integrated, and a large separate utility room. The lounge has french doors opening out onto the landscaped rear garden - a lovely garden space to relax or entertain in. All four bedrooms are double size with an en-suite shower room to the Master Bedroom. There is a smart family bathroom and separate cloakroom/W.C on the ground floor. There is gas central heating and PVCu double glazed window units. Please note that the garage is integral but is 'half-sized' as the vendors have created a larger utility room which suits their purposes better.

The property makes a great family base or indeed will suit early retired couples looking for space for friends and family to stay.

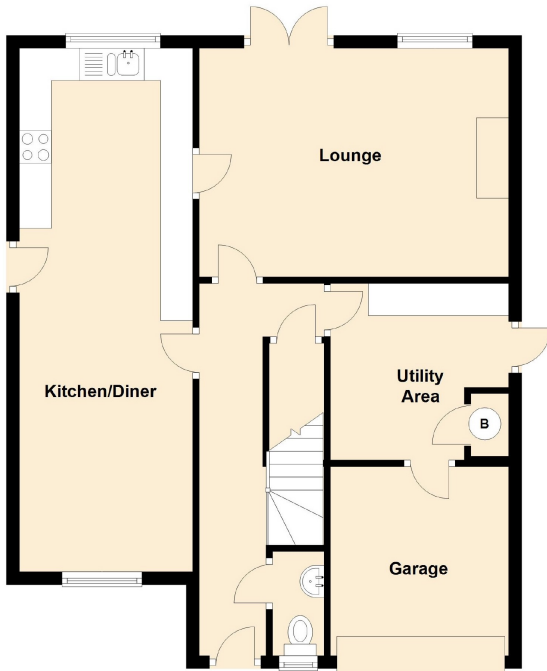
Internal viewing strongly recommended.

HALLWAY	19'11 x 3'9 (6.07m x 1.14m)	With smart Karndean flooring, under-stairs cupboard, integral access to the garage via utility room (see later), stairs rising to first floor and doors to...
CLOAKROOM / W.C	5'5 x 2.11 (1.65m x 0.05m)	Same Karndean flooring. W.C and handbasin, a good sized window, and ceiling spotlight unit.
LOUNGE	15'9 x 11'8 (4.80m x 3.56m)	With UPVc french doors out to rear garden. Stone fireplace with living flame gas fire.
KITCHEN / DINING ROOM	26'8 x 8'4 (8.13m x 2.54m)	An impressive through room overlooking front and rear gardens. With continuation of the Karndean flooring. There is space for a good sized dining table. The kitchen is an impressive high gloss fitted kitchen system with a good area of granite worktop space and granite up-stands. 1½ bowl stainless steel sink unit. Brushed steel gas hob with contemporary AEG steel extractor over. Electrolux single pyrolitic oven with grill and combi-microwave. AEG double sized fridge and integrated Electrolux dishwasher. 2 pull out larder drawers. 2 integrated bins. Comprehensive lighting system including 8 downlighters and 9 over-cabinet lights and LED plinth lights. The kitchen overlooks the rear garden - ideal for keeping an eye on the children!
UTILITY ROOM	9'1 x 8'11 (2.77m x 2.72m)	With ceramic tiled floor, high gloss white units & cupboards. Worktop area. Plumbing for washing machine. Ample space for 'white goods'. Cupboard housing Ideal Icos gas boiler. Door to side of house and door to garage/store. Striplight.
FIRST FLOOR		
LANDING	10'1 x 5'2 (3.07m x 1.57m)	Access to loft space. Cupboard housing Megaflo cylinder and airing cupboard.
MASTER BEDROOM	12'00 x 11'11 (3.66m x 3.63m)	Range of fitted wardrobes.
EN SUITE	8'5 x 5'3	

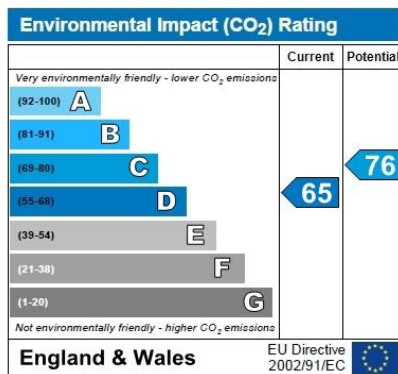
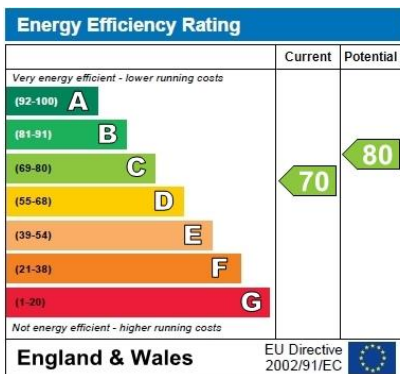
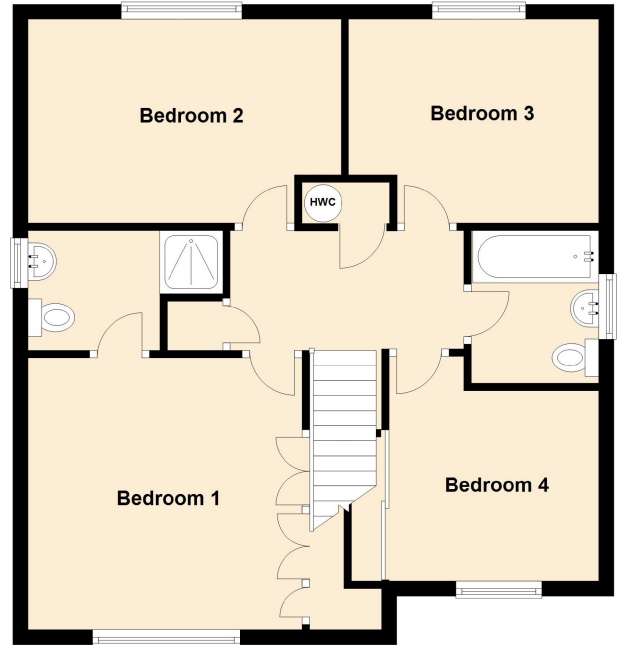


	(2.57m x 1.60m)	Fully tiled, quality ceramic tiles, with white W.C and pedestal washbasin. Glazed door to tiled shower with Mira power shower. Chrome heated ladder towel. Ceiling spotlight unit. (Good sized window)
BEDROOM 2	13'8 x 8'10 (4.17m x 2.69m)	Overlooking the pretty rear garden. Karndean flooring.
BEDROOM 3	10'11 x 8'11 (3.33m x 2.72m)	Overlooking the pretty rear garden.
BEDROOM 4	9'00 x 8'4 (2.74m x 2.54m)	Overlooking the front. With fitted wardrobes and mirrored sliding doors.
FAMILY BATHROOM	6'8 x 5'6 (2.03m x 1.68m)	Ceramic tiles, white suite comprising panel sided bath (with power shower over and folding glazed screen). Chrome heated ladder towel rail. Ceiling spotlight unit. (Good sized window).
OUTSIDE		Block paver driveway. Double width - ample space for 2 vehicles.
GARAGE / STORE	8'8 x 8'4 (2.64m x 2.54m)	Up & Over door. Shelving. Striplight. Approximately half of the garage is now converted into the utility room (It could be 17'11 x 8'4 if converted back).
FRONT GARDEN		Level lawn strip with attractive small-leaf Maple tree. Paved pathways both sides of house and access, via timber gates to...
REAR GARDEN		Level, south-facing and a real sun-trap. Landscaped for easy maintenance but with colour and variety. Large brick paver patio terrace by house, stretching the width of the plot. Circular central lawn with borders stocked with mature shrubs. Barked area at bottom of garden with large timber shed. A lovely rear garden, ideal for children or entertaining family and friends.
COUNCIL TAX BAND E		Exterior water tap, UPVc fascias, gutters and downpipes.

Ground Floor



First Floor



Freehold Price £425,000 L J Boyce Map Reference - F4

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.