



7 GREENOVER ROAD, BRIXHAM, DEVON, TQ5 9LX
£345,000

A HOME TO SUIT ALL AGES THANKS A TO A MIX OF UP AND DOWNSTAIRS BEDROOMS.

How well could this suit your changing family needs?

Treat it as a bungalow with 2 extra rooms above. Or use it as a 3 bed family home. It has been finessed to provide wheelchair access. It could well suit those of you working from home. And there is room for cars and toys on the drive and in the garage. Or just enjoy the space in the back garden.

All in a slightly elevated position in an established residential area.

The property is double glazed and has gas fired central heating with radiators in all the major rooms. Plenty of storage beneath and in the eaves.

No Onward Chain.

AT A GLANCE

- Semi Detached Property
- 3 Bedrooms (one on Ground Floor)
- Kitchen & 2 further Reception Rooms
- Conservatory overlooking rear garden
- Garage & Drive
- No onward Chain

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ACCOMMODATION

Entrance Porch: extensively double glazed with a part glazed internal door.

Hall: Turning stairs rising to first Floor, access to all the major rooms.

Sitting Room: - 4.9M (inc chimney breast) x 3.6M Light thanks to 3 windows and warm thanks to an electric fire in a decorative fireplace. There is a gas point too.

Bedroom 1: - 3.7M (inc Wardrobes) x 3.2M To the front. One whole wall is devoted to wardrobes.

Dining Room: - 10'4" x 9'10" (3.15m x 3m) To the rear with double glazed sliding patio doors to the patio and garden beyond.

Shower Room: With a white vanity wash hand basin, WC, and a Shower cubicle. Fully tiled walls. Chromed heated towel rail.

Kitchen: - 10'5" x 10'6" (3.18m x 3.2m) Fitted with a comprehensive range of base and eye level units with roll top work surfaces. Features include: an inset 1 ½ bowl sink, electric hob with filter extractor above, eye level oven and integrated dishwasher.

Conservatory: - 9'6" x 9'2" (2.9m x 2.8m) Wooden planked walls topped by uPVC double glazed

windows and a polycarbonate roof.

First Floor Landing

Bedroom: - 11'6" x 10'2" (3.5m x 3.1m) A large window to the front and Velux to the rear. One integrated cupboard. The En Suite has a white WC, wash basin and a wide tiled shower cubicle.

Bedroom: - 11'2" x 9'10" (3.4m x 3m) A window to the side and a Velux to the rear. The chimney is a notable feature. (some restricted head height)

Outside: The house front garden is elevated above road level with steps up from the drive. The drive can provide parking for a couple of cars. The rear garden also has a bit of everything. There are flower beds, a near level lawn, a Summer House (8' 6' externally), a greenhouse, tin shed, veggie patch and, attached to the house, a patio area. This can be reached from the dining room and has a curving ramp down to the garden making the house wheelchair accessible.

Garage: - 18'4" x 9'2" (5.6m x 2.8m) With an up and over door, rear door, light and power and, importantly, that bit wider than most.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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