



PARKHAM ROAD, BRIXHAM
£495,000 FREEHOLD

A PERIOD HOME, CLOSE TO THE TOWN CENTRE, BUT NOT ON A BUSY ROAD, UPDATED IN MANY WAYS BUT STILL GOT BAGS OF CHARM AND READY FOR YOU TO MAKE YOUR HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: A period home, close to the town centre, but not on a busy road, updated in many ways but still got bags of charm and ready for you to make your home.

DIRECTIONS: From the traffic lights at the inland end of Fore Street walk or drive up New Road... but not far. Turn left into Parkham Road just after the church. As the road climbs and bears sharp right continue straight on where Clevedon House is the 2nd property on your right.

DESCRIPTION: A Victorian Villa built to enjoy views across town and towards the sea. Which means we get the high ceilings and large windows so typical of these properties. The L shaped hall with its tile flooring and rather grand staircase is note worthy. So too are the room sizes and the light. Whilst needing some updating, that pampas green bathroom and a less than modern kitchen... much work has been done. You will see evidence of roof felting, plastic gutters and soffits, double glazed windows and partial gas central heating.

You are handily placed to enjoy all the town has to offer, yet in a far from busy place.

ENTRANCE HALL - L shaped with stairs rising to the 1st floor. Decoratively tiled floor. Victorian pattern front door with a leaded light above.

SITTING ROOM - This room retains its deep ceiling coving and centre rose. It has a bay window to the front. The focal point is the cast iron open fireplace with decorative tile insets and a marbled hearth which now houses a log burning stove.

DINING ROOM - The bay faces the side and here we have a picture rail. The similar cast iron open fireplace also has tile insets and a marbled surround. Either side are scullery cupboards with glazed upper panels.

DINING KITCHEN - The old fireplace is now a home to an electric log burner style stove. To one side are pine panelled cupboards. Two walls are fitted with floor and wall mounted units with worktops and tiled splash-backs. Features include: inset 1 ½ bowl sink, gas hob and an electric oven.

REAR PORCH - The area to the rear of the house has been glazed over to provide a storage area also plumbed for a washing machine.

CLOAKROOM WC - Is located at the far end with a white WC and wash basin.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM - Bay to the front and a coved ceiling.

EN-SUITE SHOWER ROOM - Coloured WC and wash basin with a shower cubicle with a Triton shower.

BEDROOM 2 - Chimney breast with a built in wardrobe

BEDROOM 3 - With 3 double wardrobes.

BATHROOM - Home to a coloured suite consisting of a WC, wash basin and a panel bath. 2 ½ tiled walls.

2ND FLOOR LANDING with a small half landing and eaves storage access.

BEDROOM 4 -With restricted head height to the sides. A window to then front and a Velux to the side. Wooden floor.

BEDROOM 5 - Window to the side. Wooden floor.

GARDENS

FRONT - Being somewhat elevated there is a low stone retaining wall at the front with steps to the front door and side of the building.

REAR - Steps lead up to a number of levels of terrace, beginning with a narrow patio, herbaceous borders strips of lawn and a mature apple tree. The garden is enclosed by stone walling.

ESSENTIAL INFORMATION.

HEATING - The house has gas fired central heating with radiators in all the major rooms on the ground and first floors. There is no heating on the top floor. The boiler is located in the kitchen. The hot water cylinder with immersion heater is in the Airing Cupboard on the 1st floor landing.

GLAZING - All the windows and doors are uPVC double glazed except where stated otherwise. The covered area to the rear has only a single glazed roof.

COUNCIL TAX BAND: E

EPC RATING: D

POSTCODE: TQ5 9BU

SERVICES: All mains services are connected.



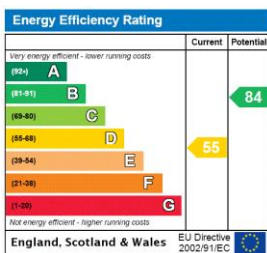
Clevedon House

Approximate Gross Internal Area
1905 sq ft - 177 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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.



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