

## *The Accommodation*

- ENTRANCE HALLWAY
- 5 BEDROOMS (2 EN-SUITE)
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY AREA
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- SEPARATE WC
- GAS CENTRAL HEATING
- PVCU DOUBLE GLAZED WINDOWS
- LEVEL REAR GARDENS
- LARGER THAN AVERAGE GARAGE
- OFF-ROAD PARKING FOR SEVERAL CARS
- SEA VIEWS TO BERRY HEAD & BRIXHAM
- EXCELLENT RESIDENTIAL AREA
- OLDWAY PRIMARY SCHOOL CATCHMENT AREA

DBN3897



## *Brief Description*

Situated in the popular residential area of Barcombe Heights, within easy reach of the busy suburb of Preston with its local shops and restaurants, including Tesco, Co-operative & Sainsburys Supermarkets, Sub Post Office and Doctors' Surgery. There are also regular main bus routes giving access to the nearby towns of Brixham and Newton Abbot. Also within Oldway Primary School catchment area.

This traditional 1930's detached home offers spacious and versatile accommodation comprising spacious entrance hallway, living room, separate dining room, 18' kitchen/breakfast room, study, utility room and downstairs cloakroom, although part of this area could be utilised as a granny annexe, with some alteration. On the first floor there are 4 bedrooms, one being en-suite, and family bathroom and separate w.c. There is an inner hallway with further staircase to the second floor to master bedroom with en-suite, having large Velux style windows with superb sea views stretching across to Brixham and Berry Head. The property benefits from having PVCu double glazing and gas central heating. There is ample off-road parking for several vehicles, larger than average garage, and lovely level lawned rear garden. The property also benefits from good sea views stretching to Brixham and Berry Head.



*TRADITIONAL DETACHED  
5 BEDROOM FAMILY HOME  
IN POPULAR RESIDENTIAL  
AREA*



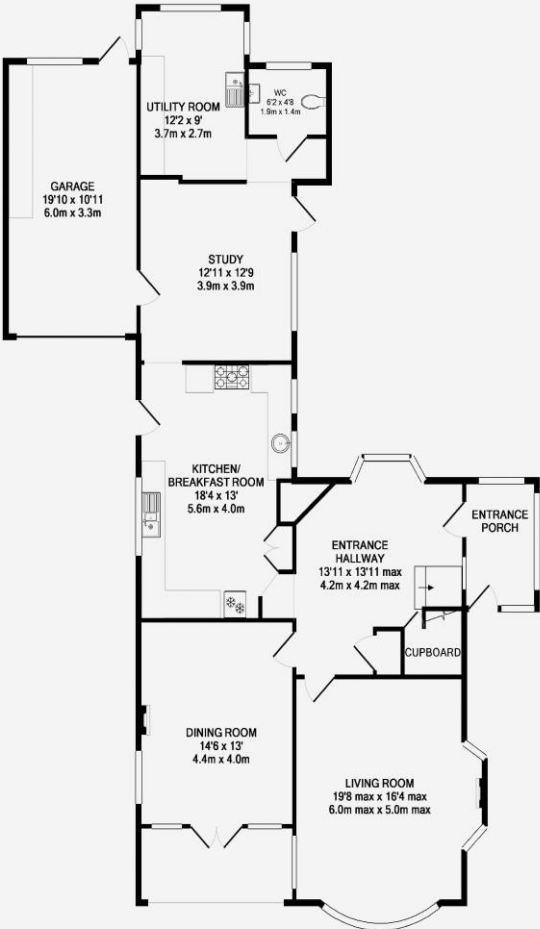


Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

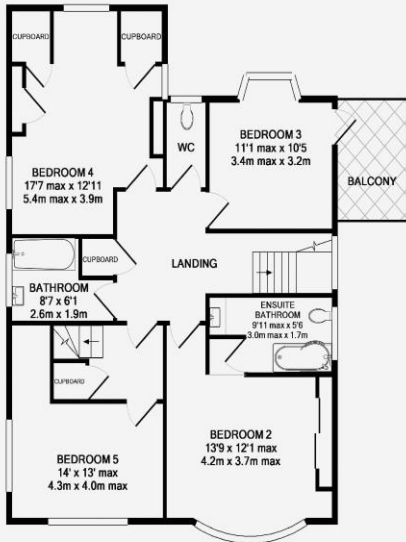


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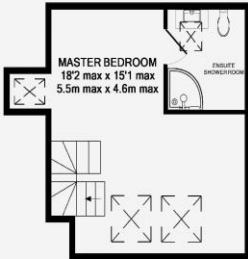
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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