



36 Wishings Road, Brixham, TQ5 9PD
Freehold House - Semi-Detached
£249,950

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Immaculately presented from top to bottom and thoughtfully extended to create an exceptional amount of living space, this beautifully modernised two-bedroom semi-detached home on Wishings Road is ready to move straight into. Finished to an excellent standard throughout, the property combines contemporary styling with practical family living, all within easy reach of local schools, shops and Brixham's bustling town centre and picturesque harbour.

From the moment you arrive, the property makes a superb first impression. A striking composite-clad frontage creates strong kerb appeal, while a generous driveway provides off-road parking for two vehicles and leads to an excellent garage complete with a remote-controlled electric roller door.

Stepping inside, a welcoming entrance hall provides access to both the first floor and the impressive open-plan ground floor accommodation. The living space has been cleverly designed to create a seamless flow between each area, with a stylish lounge positioned to the front featuring an attractive inset wood-burning stove as its focal point. A defined dining area sits centrally before opening into the rear extension, where a stunning contemporary kitchen forms the heart of the home. Beautifully appointed with sleek composite worktops, an integrated dishwasher, mid-height double oven and an abundance of storage, it is a space equally suited to everyday family life and entertaining. Also located on the ground floor is a beautifully designed family bathroom, fitted with a high-quality contemporary suite that maximises every inch of space while offering both style and practicality.

Upstairs, the sense of space continues. A particularly useful utility room on the landing provides a practical solution for modern living, keeping laundry neatly separated from the main accommodation. Both bedrooms are comfortable doubles, with the generous principal bedroom occupying the front of the property and benefiting from a large built-in wardrobe along with ample space for additional furniture.

Outside, the rear garden has been thoughtfully landscaped to provide an attractive and family-friendly outdoor space. Steps rise to provide convenient courtesy access into the garage, while the main garden enjoys a sunny aspect and is predominantly laid to lawn, creating an ideal setting for children to play, pets to roam or summer entertaining with family and friends.

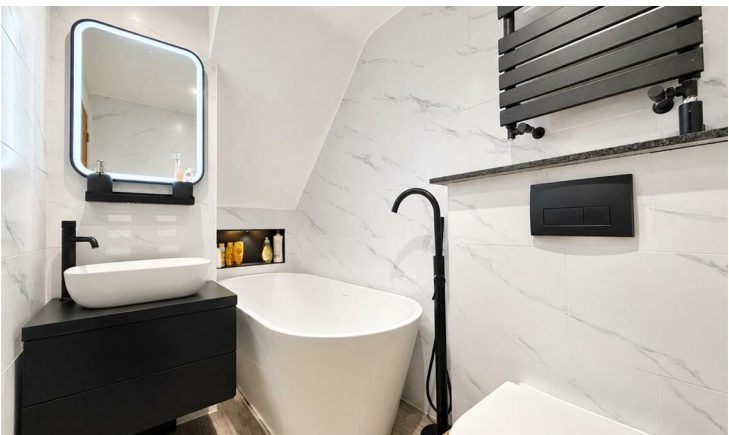
Further benefits include modern gas-fired central heating, efficient double glazing throughout and an overall standard of presentation that allows the next owner to simply unpack and enjoy.

Council Tax Band: B



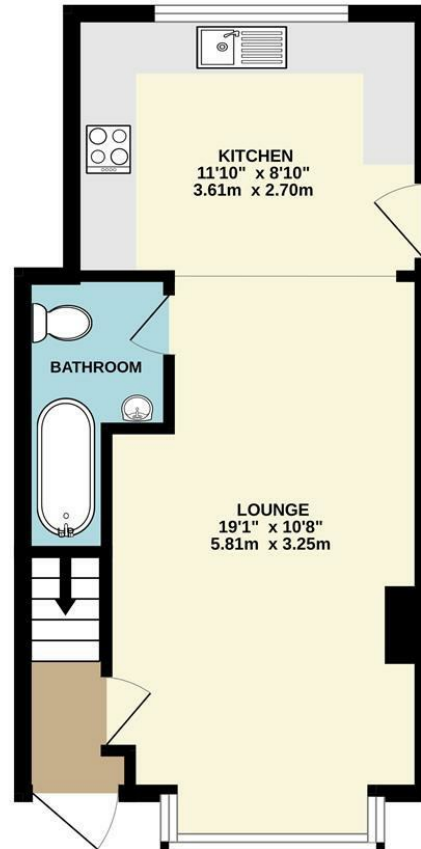
- Stylish Semi Detached House
- Impressive Kitchen Extension
- Popular & Convenient Location

- Two Double Bedrooms
- Double Driveway + Garage
- Freehold / Council Tax Band B



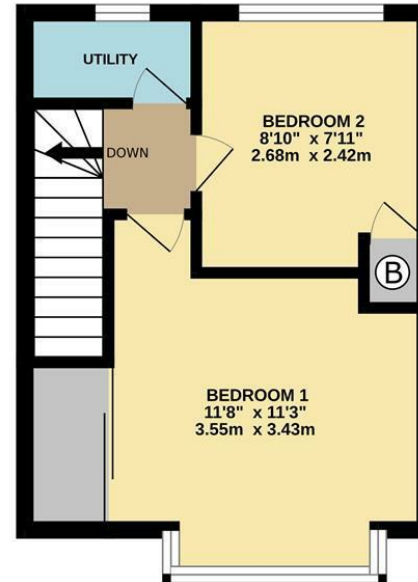


GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		69	79
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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 purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the 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 distance to view.

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