



**6 The Sidings Dartmouth Road**  
Brixham  
£1,350 Per month

*Freeborns*  
ESTATE AGENTS

A newly built 3 bedroom semi detached house conveniently located for easy access to Dartmouth and Brixham with garden parking and garage. Pets considered.

Available immediately.



# 6 The Sidings Dartmouth Road, Churston Ferrers, Brixham, Devon, TQ5

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

**HALLWAY 9'10" X 3'3" (3.0 X 1.0)**

Wall mounted radiators, cupboard with electric fusebox.

Leads to:-

**WC 6'2" X 2'11" (1.90 X 0.90)**

Low level WC and pedestal hand wash basin.

**KITCHEN 10'5" X 7'6" (3.20 X 2.30)**

A range of contemporary base and eye level units, integrated fridge freezer and washing machine, double bowl sink, integrated electric oven with induction hob and extractor over, front facing uPVC casement window.

**LOUNGE / DINING ROOM 14'9" X 14'9" (4.5 X 4.5)**

2 x wall-mounted radiators, double uPVC doors lead out to garden, uPVC casement window to rear.

Stairs lead to :-

**LANDING 9'10" X 3'3" (3.0 X 1.0)**

Wall-mounted radiator, cupboard housing boiler.

**FAMILY BATHROOM 6'6" X 6'0" (2.00 X 1.85)**

3 Piece suite, with low level WC, pedestal hand wash basin, panelled bath with shower over, ladder style heated towel radiator, obscured window to rear.

**BEDROOM 1 11'11" X 8'2" (3.65 X 2.5)**

Wall-mounted radiator, uPVC casement window to front.

**ENSUITE SHOWER ROOM 7'2" X 3'3" (2.2 X 1.0)**

3 Piece suite with low level WC, pedestal hand wash basin, and shower cubicle, with ladder style towel radiator.

**BEDROOM 2 9'6" X 7'8" (2.9 X 2.35)**

Wall-mounted radiator and uPVC casement window to rear.

**BEDROOM 3 8'8" X 6'2" (2.65 X 1.9)**

Wall mounted radiator, uPVC casement window to front.

**GARAGE 17'8" X 9'6" (5.40 X 2.90)**

The garage is located as you enter the cul de sac.

The door opening Height is 2.05 and 2.20 Width, The garage has 2 power sockets.

**OUTSIDE**

To the front, there is a paved parking area sufficient for two cars and generously sized garage opposite with lighting and electrical outputs. Enclosed low maintenance, level grass area to the rear with a covered, paved bin store.

**COUNCIL TAX BAND D**

Amount payable approx

**EPC - B**

**PLEASE NOTE**

NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

**CONSUMER PROTECTION FROM UNFAIR TRADING**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

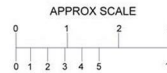
## 6 The Sidings Brixham

Approximate Gross Internal Area  
818 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2021



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