



Higher Warborough Road | Galmpton | Brixham | TQ5 0PF

GUIDE PRICE OF £700,000 - £725,000

A generously sized sunny secluded three bedroom detached bungalow located in a private cul de sac in the extremely desirable Higher Warborough Road in the village of Galmpton, Brixham. The property comprises of a sunny porch with far reaching views that opens into a wide and welcoming entrance hallway, a wonderfully large living room with stunning countryside views that then leads through to the dining room ideal for entertaining, a sizeable kitchen, three double bedrooms, a family bathroom, a further cloakroom, under house utility room, garage, off road parking and extensive wrap around front, side and rear gardens. The bungalow whilst tucked away is conveniently positioned within easy reach of the local primary and grammar school, nearby shops, doctors, Churston common, bus links and more. The bungalow is being offered with no onward chain!

- NO CHAIN!
- BREATHTAKING COUNTRYSIDE VIEWS
- GARAGE
- OFF ROAD PARKING
- WRAP AROUND GARDENS
- SOUGHT AFTER VILLAGE LOCATION

ENTRANCE PORCH - A uPVC double glazed front door opening into a welcoming sunny porch with uPVC double glazed windows, overhead lighting and a secondary door opening into:-

HALLWAY - A wide and welcoming entrance hallway with doors leading to the adjoining rooms, a deep fitted storage cupboard (airing cupboard), internet point, overhead lighting and a gas central heated radiator.

LOUNGE & SITTING ROOM - 10.16m x 3.25m (33'4" x 10'8") An incredibly large living room that offers space for a vast amount of furniture. Breathtaking countryside views, tv point, a feature electric fireplace, double aspect uPVC double glazed windows and patio doors leading out to the sun terrace. Gas central heated radiators and sliding doors opening into:-

DINING ROOM - 3.99m x 2.87m (13'1" x 9'5") A spacious dining room that boasts space for a 6/8 seater dining table with beautiful countryside views. uPVC double glazed window and a gas central heated radiator.

KITCHEN - 4.75m x 2.92m (15'7" x 9'7") A fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl sink and drainer unit, a gas oven with grill integrated and a four ring gas hob with extractor hood above as well as an integral fridge freezer. Space for a breakfast table, tile splashback, uPVC double glazed windows and a gas central heated radiator.

CLOAKROOM A useful and sizeable cloakroom boasting a low level flush WC, a pedestal wash hand basin, a uPVC obscure double glazed window and a gas central heated radiator.

BEDROOM ONE - 3.78m x 3.2m (12'5" x 10'6") A spacious double master bedroom to the side aspect of the home. Deep built in wardrobes, uPVC double glazed windows to two sides and a gas central heated radiator.

**Address 'Higher Warborough Road,
Galmpton, Brixham, TQ5 0PF'**

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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BEDROOM TWO - 3.2m x 2.95m (10'6" x 9'8") A further generously sized double bedroom overlooking the gardens, uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE - 2.95m x 2.64m (9'8" x 8'8") A sizeable third double bedroom that could also make an ideal office/hobby room/study etc. Built in wardrobes, uPVC double glazed windows to two sides and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Tiled walls, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE Beautifully landscaped wrap around gardens that are predominantly laid to lawn. To the front aspect is also a raised sun terrace off of the living room perfect for entertaining whilst admiring the stunning countryside views. To the side are a variety of mature shrubs and to the rear and side are further patio areas as well as an allotment area, green house and shed.

PARKING - Off road parking leading up to the garage.

GARAGE - A metal up and over electric door, space for ample storage and electrical points.

UNDER HOUSE UTILITY - 3.66m x 2.97m (12'0" x 9'9") Overhead lighting, space and plumbing for a washing machine and dryer, a 1 bowl stainless steel sink and drainer unit, doors leading to the further under house storage, the central heating boiler, with electrical points and lighting and a uPVC door leading out to the gardens.

LOFT ROOM - Accessed via a loft ladder is a sizeable loft room with substantial storage space, electric points and lighting, with two Velux windows.

AGENTS NOTE This property can also be developed into further living accommodation subject to planning permission.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.