



Camellia Close, Churston Ferrers

£470,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

### 3 CAMELLIA CLOSE, CHURSTON FERRERS, BRIXHAM, TQ5 0QA

Detached bungalow | Tucked away, cul-de-sac location | convenient for local shops and beaches | Reception hall | Sitting room | Dining room | Contemporary fitted kitchen | Conservatory | Side porch | Three bedrooms | En-suite shower room | Bathroom and WC | Gas and heating | Double glazing | Front and rear gardens | Driveway parking | Single garage | Additional parking for two vehicles

In a convenient and accessible location, the property enjoys a tucked away position in an exclusive cul-de-sac in the sought-after Churston area. With superbly presented accommodation throughout, this detached bungalow offers well-kept gardens to the front and rear, driveway parking and a single garage, with an additional gravelled parking area adjacent for a further two vehicles. Internally, the accommodation comprises a good sized reception hall, spacious sitting room, dining room, contemporary fitted kitchen, conservatory, three bedrooms, en-suite shower room, and bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and has gas central heating. An internal inspection of this superb property is highly recommended in order to appreciate the accommodation on offer.

#### THE ACCOMMODATION COMPRISES:

Covered entrance with light point and uPVC obscure glazed door to:

#### ENTRANCE HALL 13' 11" x 4' 2" (4.24m x 1.27m)

Coved and textured ceiling with inset spotlights, hatch to loft space, smoke detector, radiator with thermostat control, airing cupboard housing the factory lagged hot water cylinder with slatted shelving over, Karndean flooring, doors to:

**SITTING ROOM 18' 7" x 12' 7" (5.66m x 3.84m)** Coved ceiling with light point, uPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, telephone point, wall mounted electric fire. Doors to:



**DINING ROOM 9' 8" x 12' 4" (2.95m x 3.76m)** Coved and textured ceiling with light point, radiator with thermostat control, uPVC double glazed sliding doors to conservatory, TV connection point, double doors to:

**KITCHEN 7' 10" x 12' 2" (2.39m x 3.71m)** Inset spotlights, uPVC double glazed window to rear, radiator with thermostat control. Contemporary fitted kitchen with a range of base and drawer units with quartz work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring induction hob and extractor over, matching eye level cabinets, built-in eye level double electric oven, integral fridge & freezer, uPVC obscured glazed door to:



**REAR PORCH 3' 7" x 5' 4" (1.09m x 1.63m)** Windows to rear and side and uPVC double glazed door leading to the rear garden.

**CONSERVATORY 7' 10" x 8' 9" (2.39m x 2.67m)** Pitched polycarbonate roof with light point and ceiling fan, uPVC double glazed windows to rear and sides and sliding doors leading to the rear garden, radiator with thermostat control.



**BEDROOM ONE 13' 1" x 9' 10" (3.99m x 3m)** Textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, fitted bedroom furniture comprising double and single wardrobe with bedside cabinets and over bed storage, dressing table and chest of drawers, door to:

**EN-SUITE 2' 9" x 6' 9" (0.84m x 2.06m)** Coved and textured ceiling with inset spotlights, extractor fan, uPVC obscured glazed window. Suite comprising shower enclosure with electric Myra shower, vanity unit with inset wash hand basin, close couple WC, heated towel rail, tiled walls, tiled floor.



**BEDROOM TWO** 7' 9" x 11' 0" (2.36m x 3.35m) Textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM THREE** 10' 3" x 5' 10" (3.12m x 1.78m) Covered and textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control.

**BATHROOM/WC** 7' 8" x 5' 4" (2.34m x 1.63m) Covered and textured ceiling with inset spotlights, extractor fan, uPVC double glazed window. Suite comprising: panel bath with twin handgrips and electric shower over, vanity unit with built in wash hand basin, close couple WC, heated towel rail, tiled walls, tiled floor.

**REAR** The rear garden is accessed from the conservatory onto a large patio area with outside power point and pathway leading to a side access gate. The remainder of the garden is laid to lawn with flowerbed/shrub border and enclosed by stone wall with gravelled area to one side leading to a covered seating arbour, a timber garden shed and another gated side access leads to the rear door of the garage. The rear garden can also be accessed from the rear porch of the kitchen.



## OUTSIDE

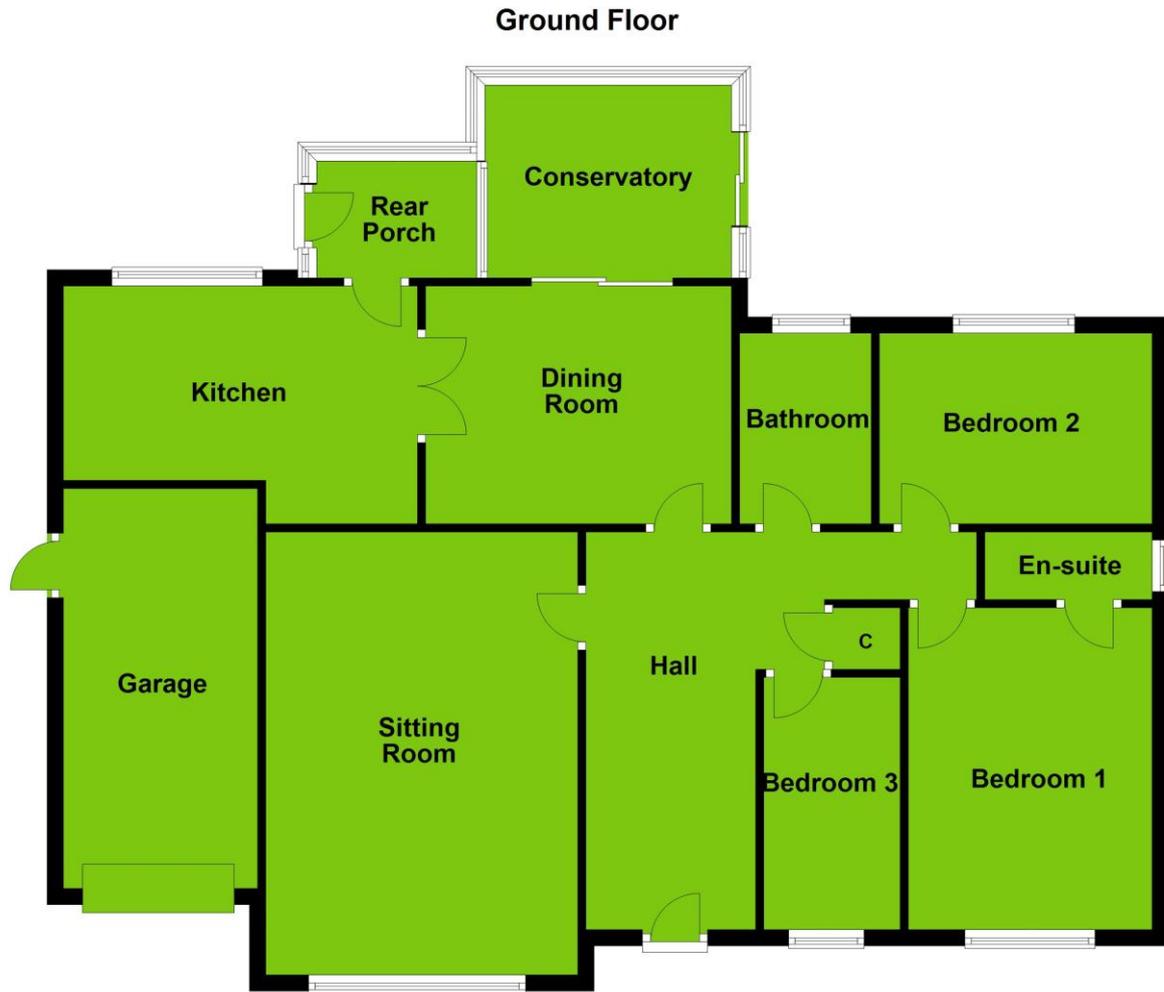
**FRONT** At the front of the property is a lawned garden with mature shrubs, planting bed and small trees, a paved pathway leads to the front door.

**PARKING** A block paved driveway provides off-road parking to the side of the property and leads to the single attached garage. Adjacent to the property is a further gravelled area offering additional parking for two vehicles.



**GARAGE** 16' 3" x 7' 10" (4.95m x 2.39m) Metal up and over door, light and power connection, wall mounted boiler, space for washing machine, space for condenser dryer, there is a fitted external sub-water meter inside the garage to the cold water supply tap which is located outside.

This floorplan is not to scale and should only be used as a guide



Age: 1995 (unverified)	Postcode: TQ5 0QA
Current Council Tax Band: D EPC Rating: D	Stamp Duty: £11,000* at current asking price
Electric meter position: Side wall	Gas meter position: Side wall
Boiler positioned: Garage	Water: Rates
Loft: Part Insulated, part boarded, light and ladder	Rear Garden Facing: South East
Total Floor Area: approx. 82sqm, 882sqft	

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

W657 Printed by Ravensworth 01670 713330