



Camellia Close, Churston Ferrers, Brixham

£399,950



WILLIAMS HEDGE
estate agents



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Detached bungalow | Popular location | Very well presented | Entrance hall | Sitting room
Three bedrooms (two doubles and one single) | En-suite shower room | Dining room | Kitchen
Utility/play room | Shower room | uPVC double glazing | Gas central heating
Easy maintenance enclosed rear and side gardens | Driveway parking to the front
Viewing highly recommended

A very well presented detached bungalow set in a popular location, accommodation arranged over a single floor comprising, entrance hall, sitting room, three bedrooms (two doubles and one single), en-suite shower room, dining room, kitchen and utility/play room. Externally the property offers and easy maintenance enclosed rear and side gardens. Driveway parking to the front. Viewing highly recommended.

The Accommodation Comprises:

ENTRANCE HALL - 6.4m x 3.02m (21'0" x 9'11")

Laminate wood effect flooring, doors to all principal rooms, access to loft, ceiling light point, coving, radiator, airing cupboard with hot water cylinder and slatted shelving, wall mounted thermostat controlling heating system, textured ceiling and smoke detectors.

SITTING ROOM - 5.46m x 3.84m (17'11" x 12'7")

uPVC double glazed windows to the front aspect, ceiling light point, coving, radiator, tv aerial point, electrical fitted fire, door to



UTILITY/PLAY ROOM - 4.7m x 2.31m (15'5" x 7'7") Converted garage space currently used as utility / play room with maisonette level access via panel stair case. Utility area with rolled edged work surface and space for washing machine, radiator, wall mounted boiler controlling central heating system, inset spotlights, vinyl wood effect flooring space for tumble-dryer uPVC double glazed door to the side

BEDROOM 1 - 4.01m x 3m (13'2" x 9'10") Double bedroom, radiator, double aspect with uPVC double glazed to the front and side, ceiling light point, textured ceiling, coving, tv aerial point, door to



ENSUITE - 2.03m x 0.79m (6'8" x 2'7") Vinyl wood effect flooring, low level close couple W.C with push button flush, heated towel rail, obscured uPVC double glazed to the side aspect, shower with bifold doors and electric shower unit, aqua panelling, hand wash basin, coving, ceiling light point, and extractor fan

BEDROOM 2 - 3.38m x 2.39m (11'1" x 7'10") Double bedroom, uPVC double glazed to the rear aspect, ceiling light point, coving, radiator



BEDROOM 3 - 3.02m x 1.75m (9'11" x 5'9")

Single bedroom, ceiling light point, radiator, uPVC double glazed window to the front aspect

SHOWER ROOM - 2.39m x 1.45m (7'10" x 4'9")

Walk in shower with sliding glass door, shower off mains, laminate wood effect flooring, heated towel rail, tiled walls, coving, uPVC double glazed window to the rear aspect, ceiling light point, low level close couple W.C



with push button flush, hand wash basin with mono block tap

DINING ROOM - 3.56m x 2.92m (11'8" x 9'7")

Celling light point, radiator, uPVC double glazed double doors giving access to the garden, vinyl wood effect flooring, archway to



KITCHEN - 3.81m x 2.92m (12'6" x 9'7") Matching wall base, drawer units with rolled edged work surfaces over, space and plumbing for dishwasher, space for freestanding oven, radiator, ceiling light point, inset stainless steel sink and matching drainer, space for upright fridge freezer, tiled splashbacks, uPVC double glazed window to the rear aspect, and uPVC double glazed door giving access to the garden



GARDEN Easy maintenance to all sides enclosed with stone walls a mixture of gravel beds and patio areas, summer house, open storm porch to the front with light, imitation grass outside power points and outside tap.



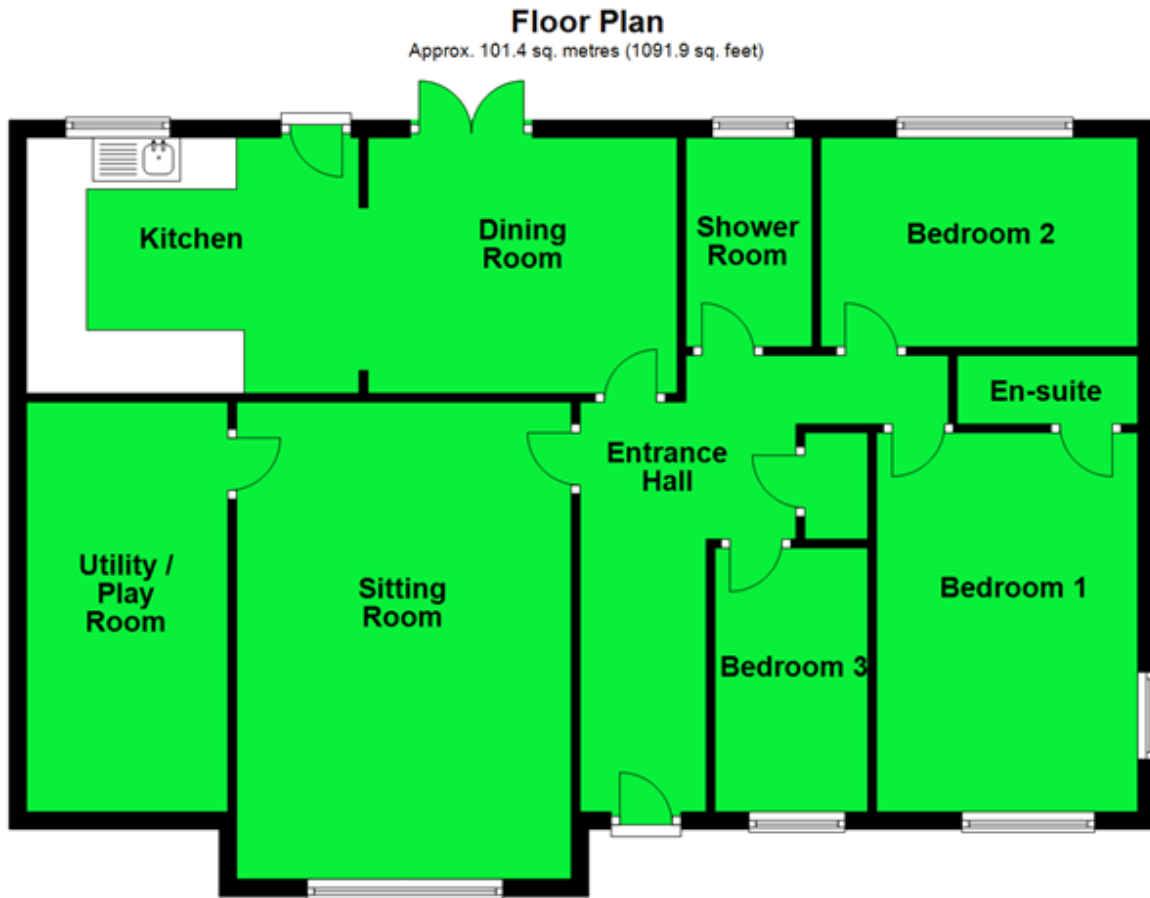
PARKING Paved driveway providing off road parking for one vehicle and potential for further parking space onto gravel bed.

Age: 1995 (unverified)	Postcode: TQ5 0QA
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £7,497 at asking price
Electric meter position: Outside wall	Gas meter position: Outside wall
Boiler positioned: Utility	Water: Meter
Loft: insulated and cavity wall insulation	Rear Garden Facing: West Rear / East side

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.

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



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

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.

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