



22 Park Avenue, Brixham, TQ5 0DT
Freehold Bungalow - Detached
£495,000

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Located in a highly sought after residential road is this charming 1930's detached bungalow. A deceptively spacious property occupying a generous sized plot with a fantastic rear garden which is private and bathed in sunshine.

Park Avenue is located less than ¼ from Brixham Harbour and centre (bus service to hand if required). Access in and out of Brixham is quick and direct - avoiding the very central areas - via Laywell Road and Monksbridge. There are useful local shops at nearby Summercourt Way and St. Mary's Square including a sub Post Office/Store. Within a two mile radius are many wonderful coastal walks and beaches including Berry Head Country Park, Sharkham Point, Elberry Cove and The Breakwater.

The property itself opens into a spacious entrance hallway which leads off to all the principal living accommodation. To your left is a spacious, light and bright high quality fitted kitchen. With the characterful bow-bay windows to the front and additional light coming in from the side. Through to a side conservatory with a pleasant outlook and alternative access out to the front. Also to the front of the property and enjoying another bow-bay window is the dining room (or third bedroom) is also light and bright and well presented. The ground floor is serviced by a wonderful family-shower room which is modern and fully tiled with a smart white suite. The lounge opens through from the hallway and is a large, dual aspect room with french doors opening out to the patio terrace making for a very comfortable inside/outside space.

Bedroom One is to the rear of of the ground floor - a large and light room with a lovely aspect over the rear garden, and Bedroom Two occupies all the upstairs space with a good size double bedroom and spacious ensuite bathroom just off. There is also plenty of additional storage in the eaves.

Outside, as well as the low maintenance frontage with ample driveway parking and large detached garage (with light, power and electric up-and-over door), there are wraparound gardens leading around to the spectacular back garden. A long, wide and very private garden, flanked with some well established borders and some larger trees. The garden is South-West facing and is very sunny. Immediately off the living room is a patioed terrace which is ideal for BBQ'ing and entertaining.

A fantastic detached 1930's home with plenty of appeal which should be viewed to be appreciated.

Council Tax Band: D



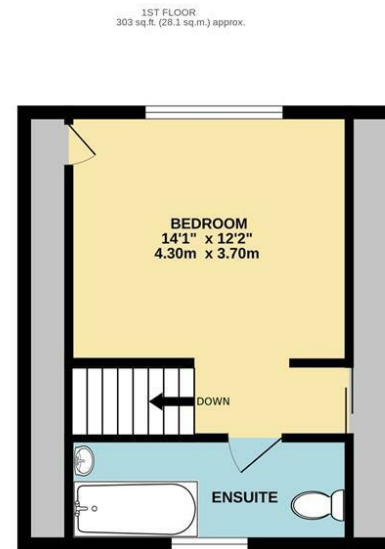
- 1930's Detached Bungalow
- Spectacular Private Rear Garden
- Ample Driveway Parking + Garage
- Highly Popular Residential Location

- Two/Three Double Bedrooms
- Spacious & Very Well Presented
- Good Sized Living Accommodation
- Offered With No Onward Chain

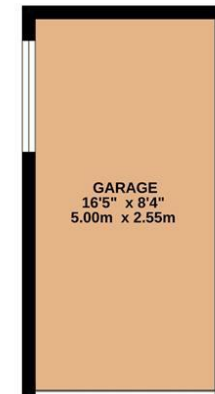




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OUTSIDE
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)		59	78
E (39-54)			
F (21-38)			
G (1-20)			
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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