

CHRISTOPHER SCALES

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Churston Ferrers | Brixham

£425,000

A spacious detached bungalow situated at the head of an exclusive cul-de-sac in the sought-after Churston area of Paignton.

The property is approached via a good sized front garden with a driveway providing off-road parking and leading to the integral garage. The front garden offers scope to create further additional parking if required. Once inside, the entrance hall leads to the accommodation which is all on one level and comprises a sitting room to the front aspect, dining room, kitchen, conservatory, two bedrooms, one with an ensuite and dressing area and a shower room/W.C. It should be noted that the dressing area to bedroom one was originally the third bedroom and could be reinstated to offer a three bedroom bungalow if required. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. At the rear is an enclosed garden laid to block paving, lawn and ornamental fish pond, timber shed and gated access to either side. A viewing is highly recommended in order to appreciate the accommodation on offer and the fantastic location.

The picturesque villages of Galmpton and Churston are nestled between the Torbay coastline and the tranquil River Dart. Within walking distance there is a good range of facilities and amenities including local shops, Doctors surgery, Village Inns and Primary school and Grammar schools. Superb leisure facilities can be found nearby including the popular Churston golf course, stunning coastal walks, beaches and other convenient sports facilities. For boating enthusiasts there is easy access to the River Dart at Galmpton creek and a highly respected Marina in the historic port of Brixham.

THE ACCOMMODATION COMPRISES Covered storm porch with light point and UPVC obscure glazed door to:

ENTRANCE HALL Coved and textured ceiling with directional spotlights, smoke detector, hatch to roof space, radiator with thermostat control, airing cupboard housing the factory lagged hot water cylinder with slatted shelving over, timber flooring, doors to:

SITTING ROOM - 5.44m x 3.84m (17'10" x 12'7") Coved and textured ceiling with directional spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, fireplace with inset gas fire, TV connection point.

DINING ROOM - 3.63m x 2.95m (11'11" x 9'8") Coved and textured ceiling with inset spotlights, radiator with thermostat control, sliding doors to conservatory, timber flooring, double doors to:

KITCHEN - 3.84m x 2.95m (12'7" x 9'8") Coved and textured ceiling with inset spotlights, UPVC double glazed window to rear aspect with open outlook, radiator with thermostat control, UPVC obscure glazed door leading to the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work-surfaces over, inset 1 1/2 bowl ceramic sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, built-in eye level double electric oven, matching eye level cabinets, display cabinets and plate rack, recess for upright fridge freezer, integral dishwasher.

CONSERVATORY - 3.68m x 2.9m (12'1" x 9'6") Pitched polycarbonate roof with inset spotlights, UPVC double glazed windows to three sides on brick base and double doors leading to the rear garden, radiator with thermostat control.





BEDROOM ONE - 3.96m x 2.97m (13'0" x 9'9") Coved and textured ceiling with inset spotlights, dual aspect with UPVC double glazed windows to front and side, radiator with thermostat control, door to ensuite, archway to:

DRESSING AREA - 3.05m x 1.78m (10'0" x 5'10") (original bedroom three) Coved and textured ceiling with inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, door to hallway.

ENSUITE - 2.06m x 0.86m (6'9" x 2'10") Coved and textured ceiling with light point, extractor fan, UPVC obscure glazed window. Comprising tall shower cubicle with bifold door, vanity unit with inset wash hand basin, close coupled W.C, tiled walls, heated towel rail, tiled floor.

BEDROOM TWO - 3.35m x 2.39m (11'0" x 7'10") Coved and textured ceiling, ceiling light point, UPVC double glazed window, radiator with thermostat control.

SHOWER ROOM/WC - 2.34m x 1.63m (7'8" x 5'4") Coved and textured ceiling with inset spotlights, extractor fan, wall mounted electric heater, UPVC obscure glazed window. Comprising shower cubicle with sliding doors, vanity unit with wash hand basin and W.C, tiled walls, tiled floor, heated towel rail.

OUTSIDE

FRONT To the front of the property is a good sized garden with two lawned areas and a circular block paved area with central gravelled planting bed and a block paved pathway leading to the front door.

PARKING A block paved driveway provides ample off-road parking and leads to the single garage. The front garden offers scope to create further additional parking if required.

REAR The rear garden is accessed from the conservatory and the kitchen onto a block paved patio/seating area enclosed by stone wall with a lawned area and flowerbed border leading to further patio area and timber garden shed. There is gated side access to both sides of the property, outside light and outside tap.

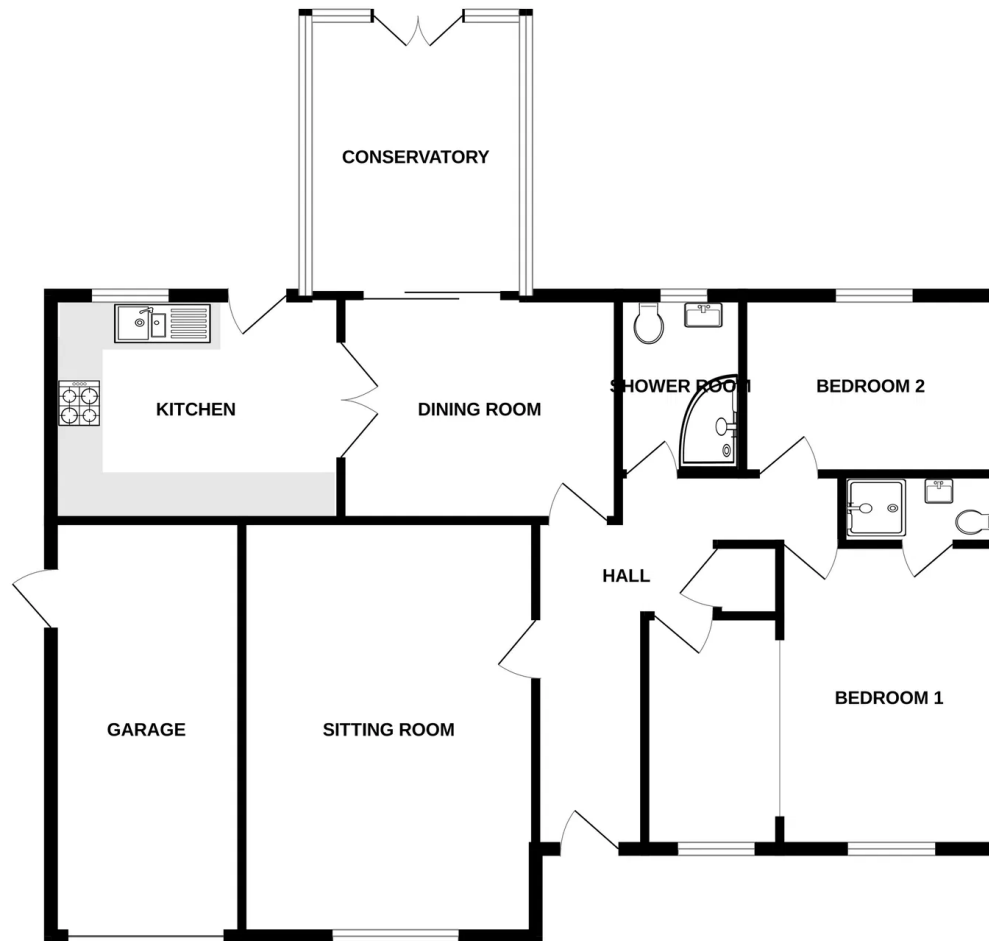
GARAGE Electric roller door, light point and power sockets, mezzanine storage, UPVC obscure glazed door to side, wall mounted boiler, space and plumbing for washing machine, consumer unit.

USEFUL INFORMATION

Tenure – Freehold
 Age - 1990's
 Heating - Gas Central Heating
 Drainage - Mains
 Windows - Double glazed
 Council Tax - Tax band D
 EPC Rating - C/69 potential - B/84
 Broadband - To be confirmed
 Mobile - To be confirmed



GROUND FLOOR



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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