



28 The Crescent, Brixton PL8 2AP



Guide Price £350,000

Accommodation

This excellent detached bungalow has been extended to provide a useful enclosed Entrance Porch which leads on to a larger Reception Hallway and on to the Sitting/Dining Room which is a lovely, spacious room with a dual aspect providing plenty of natural light and an electric fire set into an attractive feature fireplace with carved wooden surround.

Continuing on, there is a rear hallway with a spacious cupboard providing useful storage and housing the gas fired combi boiler, and providing access to the rest of the property. The two Bedrooms are both good-sized doubles benefitting from dual aspects overlooking the garden and each with a built-in double wardrobe with sliding mirror-fronted doors. The Bathroom is fitted with a matching suite comprising a panelled bath with mixer tap, large pedestal sink unit with cabinet over and low level WC, along with a separate shower cubicle, further bathroom cabinet and fully tiled walls.

The Kitchen can be accessed from either the rear hall or the reception hallway and is, again, a bright and airy room fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a stainless steel sink unit with mixer tap, built-in eye-level double oven, gas fired hob with extractor over, integral slimline dishwasher and freestanding under counter fridge, freezer and washing machine. In addition, there is a breakfast bar and splashback tiling.

Outside

To the front of the property is a substantial driveway providing parking for several vehicles and leading on to the detached single garage which has an electric up and over door to the front, light and power. There is a raised, gravelled front garden with low feature stone walls and specimen planting, in addition to a further well-stocked flower border to the side of the driveway and pedestrian gates leading down the side of the bungalow to the rear.



Steps lead from the pathway up to the rear garden, ensuring that a maximum amount of sunlight can be enjoyed here. There is a lovely paved patio surrounded by raised borders and the remainder is mainly laid to lawn with further flower beds stocked with a plethora of mature specimens including camellias and azaleas.

Services

Mains gas, electricity, water and drainage. Heating and hot water provided via combi boiler located in rear hall cupboard.

Tenure

Freehold.

Local Authority and Council Tax

South Hams District Council. Council Tax band D.

Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton | yealmpton@luscombemaye.com | 01752 880044. Online viewing available upon request.

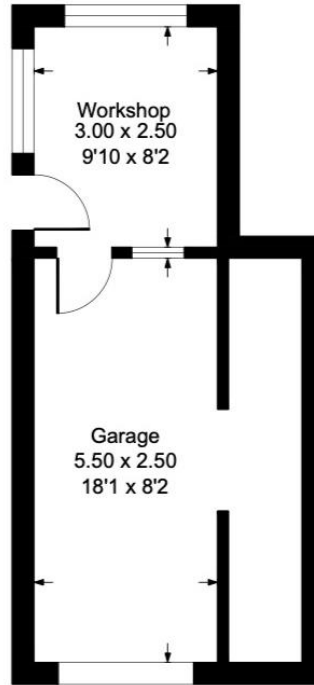
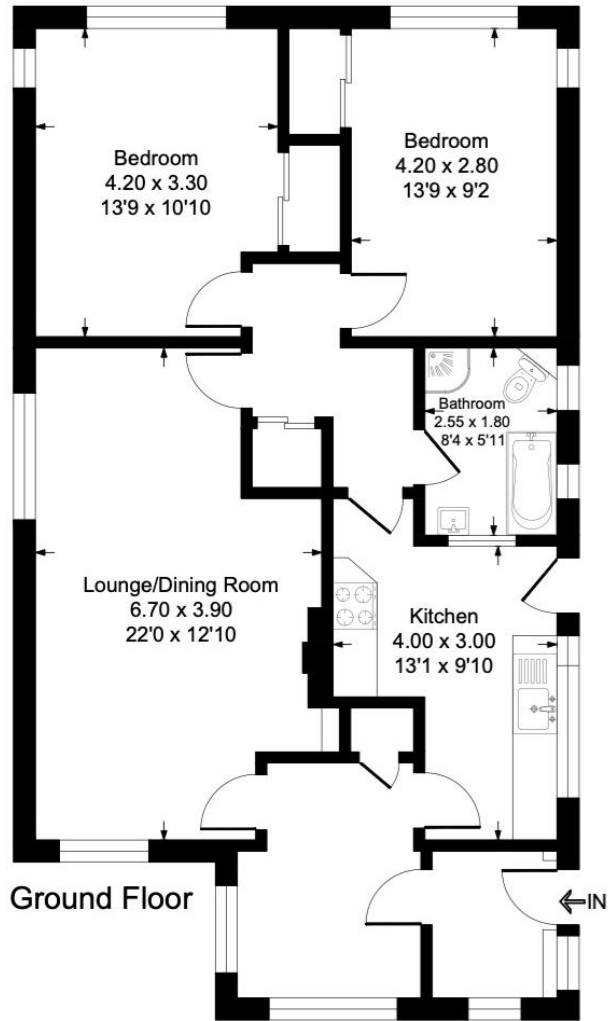
Directions

What3Words: [///basics.give.invested](https://basics.give.invested)

Lettings

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Garage



Approximate Gross Internal Floor Area = 87.8 sq m / 945 sq ft
Garage Area = 27.9 sq m / 301 sq ft
Total Area = 115.7 sq m / 1246 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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