



**Penhill Chase, Penhill Lane, Brixham, Devon,
TQ5 0EY**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





Penhill Chase, Penhill Lane, Brixham, Devon, TQ5 0EY

A substantial detached bungalow situated on the outskirts of Kingswear, within a short drive of both the popular fishing port of Brixham and riverside town of Dartmouth

This lovely home has been a successful holiday let over the past few years, and offers spacious light filled accommodation, with gorgeous views across Brixham, Tor Bay and the surrounding countryside.

Beautifully presented and well maintained throughout this wonderful home sits in a nice plot with a large driveway leading down the side of the property which provides ample parking, together with a single garage. The accommodation on one floor comprises of an entrance hall with large cloaks cupboard, a dining room with glazed patio doors to the front, a well fitted and equipped kitchen with a good range of wall and base units with granite worktops over, bedroom 4 / further reception room. The main sitting room is a fabulous space, with a sliding patio door to the rear garden and a secluded paved dining terrace and large window and doors to the front enjoying the lovely views. There are three double bedrooms. The main bedroom has an en suite bathroom and a walk in dressing room, and there is a further separate shower and family bathroom and separate w.c.

Outside the gardens are a wonderful addition to this home. To the front is the gravelled driveway together with small lawned areas and mature planting providing some privacy screening. The rear garden is mainly laid to lawn with plenty of mature shrubs and trees including a large beech tree and lovely seating areas. The paved dining terrace accessed from the sitting room is a really lovely space to enjoy al fresco dining in the sunshine.

The property owns ground mounted solar panels located in land to the rear of the property which provide a feed in tariff in the region of £2,000 a year. This generated power is currently not used within the property

KEY FEATURES

- Substantial Detached Bungalow
- Stunning Views Across Brixham To Tor Bay And Beyond
- Single Garage & Ample Driveway Parking
- 3/4 Double Bedrooms
- 1 En Suite
- Spacious Main Living Room
- Well Fitted Kitchen
- Pretty Gardens With A Paved Dining Terrace
- Mains Electricity & Water, Private Drainage
- Oil Fired Central Heating

BEDS 3/4 | BATHS 2 | RECEPTS 2 | EPC D | COUNCIL TAX N/A | TENURE Freehold

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DIRECTIONS

From Dartmouth take the lower ferry across the river to Kingswear and follow the road out of the village up towards Hillhead. Just before the junction where the roads from either ferry meet turn right on to Penhill Lane and the driveway to the property is at the end of Penhill Lane.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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