

Double glazed entrance door opens to:

**ENTRANCE HALL.**

Cupboard housing 'Worcester' boiler. Radiator. Loft access hatch.

**SITTING ROOM. 17' 10" x 10' 1" (5.43m x 3.07m)**

Dual aspect with double glazed windows. Stone faced fire surround with display plinth to side. Fitted gas fire. Radiator. Door to:

**DINING ROOM. 10' 3" x 9' 1" (3.12m x 2.77m)**

Double glazed window to side aspect. Radiator. Double doors to:

**FAMILY ROOM. 18' 2" x 15' 3" (5.53m x 4.64m) approx.**

Double aspect with double glazed patio doors overlooking and opening on to the garden and further window to side. Raised plinth with fitted gas fire and display shelving. Radiator. Door to:

**INNER HALLWAY.**

Cupboard housing electric meter. Double glazed door to the garden.

**KITCHEN. 12' 8" x 8' 0" + recess (3.86m x 2.44m)**

Range of fitted wall and base cupboards. Roll edge working surfaces with inset stainless steel sink and drainer. Built in high level electric double oven/grill and four ring electric hob to side. Space for white goods. Tiled surrounds. Double glazed window to rear.

**BEDROOM 1. 11' 11" x 12' 1" (3.63m x 3.68m)**

Range of fitted bedroom furniture including wardrobes, drawers and dressing table unit. Dual aspect double glazed windows. Radiator.

**BEDROOM 2. 11' 10" x 8' 5" (3.60m x 2.56m)**

Double glazed window to rear. Radiator.

**BEDROOM 3. 9' 0" x 8' 11" (2.74m x 2.72m)**

Double glazed window to front. Radiator.

**BATHROOM/W.C.**

Suite of 'Shower Bath' with screen to side, Vanity unit with inset washbasin and concealed flush W.C. Tiled surrounds. Two double glazed windows. Heated towel rail.

**OUTSIDE.**

Driveway leads to:

**DETACHED DOUBLE GARAGE. 21' 3" x 17' 3" (6.47m x 5.25m)**

Up and over door to front. Light and power points. Fitted workbench. Courtesy door to rear.

**SURROUNDING GARDENS.**

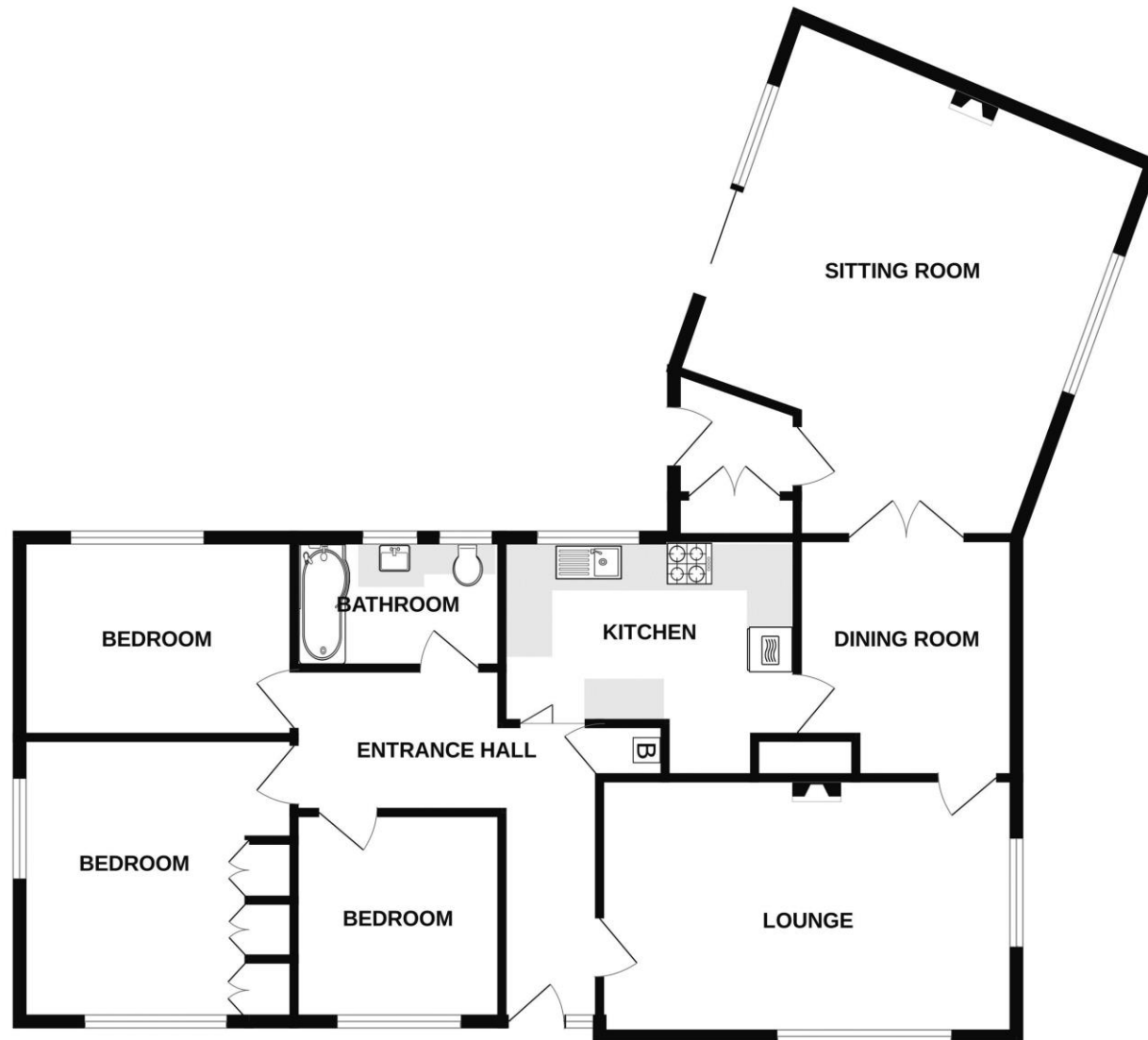
Large gardens surround the bungalow which are mainly laid to lawn with various well stocked flower beds and a variety of mature shrubs and specimen trees, fruit trees and hedging. A seating terrace enjoying a super outlook towards the countryside at Hillhead is located in a sunny spot and enjoys good privacy. There is a further crazy paved section of garden behind the garage with inset shrubs and trees. Garden Shed.

**COUNCIL TAX BAND: F****ENERGY RATING: E**

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005462 Written by: R.C

GROUND FLOOR  
113.4 sq.m. (1220 sq.ft.) approx.



TOTAL FLOOR AREA : 113.4 sq.m. (1220 sq.ft.) 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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LAYOUT GUIDE ONLY – NOT TO SCALE

**Higher Warborough Road, Galmpton, Brixham, TQ5 0PF**



Standing in a large virtually level garden at the upper end of the road and enjoying delightful views over the countryside towards the Dart Valley, an extended **THREE BEDROOM DETACHED BUNGALOW**. It has been the owners' home for nearly 50 years. During that time a generously proportioned lounge has been added on the garden side with the bungalow now offering three reception rooms. The kitchen is a handy size and the bedrooms are served by the house bathroom. There is gas fired central heating and double glazing. The garden is a delight wrapping around the bungalow and offering a good degree of privacy as well as sunshine. The wide driveway and double garage are particular features to note providing ample off road parking. The property is well located and offers great potential. The village inn, shops and village hall are within walking distance as well as both primary and grammar schools. The main number 12 bus route is a level walk away across Galmpton Warborough. The coast at Broadsands is about a mile away with the centres of the port of Brixham and the town of Paignton are both a little over two miles away.

**£685,000 Freehold**