

Barnfield Close, Galmpton, Brixham TQ5 0LY



An extended, two bedroom, **DETACHED BUNGALOW** now requiring some updating and modernisation offered for sale with **NO ONWARD CHAIN** in the sought after village of Galmpton. This deceptively spacious bungalow offers a huge amount of potential for improvement for a purchaser wishing to put their own stamp on a property, with generous size rooms throughout it currently offers: living room and separate dining room, kitchen and further sun lounge/breakfast room. There are two double bedrooms and a shower room/w.c. along with a further separate w.c. Outside are good size front and rear gardens, driveway parking and attached garage. Internal viewing is highly recommended. Barnfield Close enjoys some views of the steam train which passes on its way down to Kingswear and of the surrounding village and countryside. The village shops are just a short walk away and include convenience store with sub post office. The River Dart, Greenway and beautiful coastline are within easy reach along with Churston Golf Club located on Dartmouth Road.

£415,000 Freehold

Double glazed entrance door opens to:

ENTRANCE PORCH. Inner door to:

SPACIOUS ENTRANCE HALL. Linen cupboard. Recess with display shelving. Radiator. Loft access hatch.

LIVING ROOM 18' 1" x 13' 1" (5.51m x 3.98m).

Wide double glazed window to front aspect. Fire surround with fitted log effect fire. Radiator.

DINING ROOM 9' 10" + door recess x 10' 10"

(2.99m x 3.30m). Double glazed window to rear. Radiator. Sliding door opening to:

KITCHEN 11' 11" x 9' 10" (3.63m x 2.99m). Fitted with white faced base cupboards and roll edge working surfaces. Inset stainless steel sink and drainer. Two built in shelved cupboards. Spaces for white goods. Wall mounted 'Baxi' combination boiler. Double glazed window to rear garden. Radiator. Door to:

SUN LOUNGE/BREAKFAST ROOM 14' 11" x 7' 3" (4.54m x 2.21m). Double glazed windows and door to the rear garden. Internal door to the garage (see later).

BEDROOM 1 12' 6" x 12' 4" (3.81m x 3.76m).

Double glazed window to rear. Radiator.

BEDROOM 2 12' 4" x 11' 10" (3.76m x 3.60m).

Double glazed window to front. Radiator.

SHOWER ROOM/W.C. Comprising double shower enclosure with fitted 'Mira' shower. Pedestal wash basin and close coupled W.C. Shaver point. Double glazed window.

SEPERATE W.C. Pedestal wash basin and low level W.C. Double glazed window.

OUTSIDE

Driveway leads to:

ATTACHED GARAGE 18' 0" x 7' 7" (5.48m x 2.31m). Up and over door to front. Light and power point. Gas and electric meters.

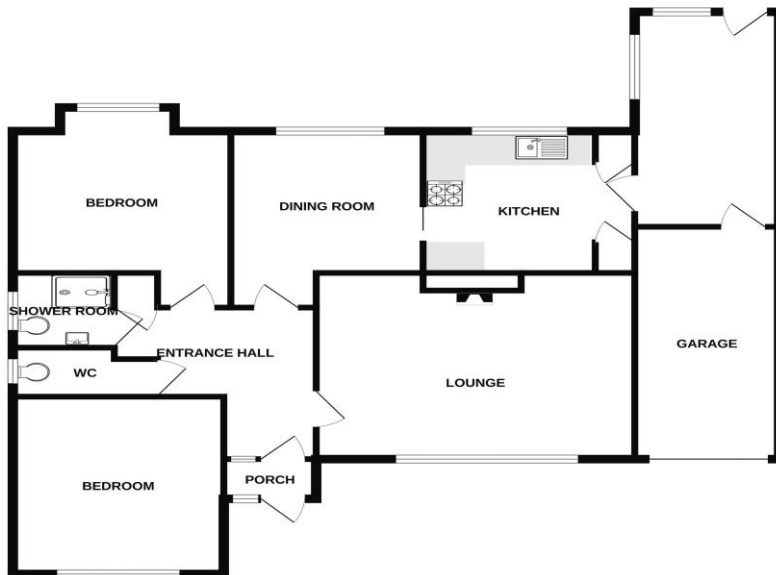
FRONT GARDEN. Lawn to front with flowerbeds surrounding. Pathway and gate to side leading to the rear garden.

REAR GARDEN. Shaped lawn and surrounding flower beds various inset shrubs and specimen trees. Garden Shed. Water Tap.

COUNCIL TAX BAND: D

ENERGY RATING: D

GROUND FLOOR
109.8 sq.m. (1182 sq.ft.) approx.



TOTAL FLOOR AREA: 109.8 sq.m. (1182 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing 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

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.

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