

Warborough Road, Churston Ferrers, Brixham, TQ5 0JY



An absolute gem! A delightful and spacious older style **TWO BEDROOM DETACHED BUNGALOW** standing in a sweeping level corner plot in this sought after location adjacent to Churston Golf Course. The property has been in the same ownership for nearly 40 years. It has been carefully maintained but now offers huge potential to create a truly special home. The bungalow is entered through the wide hallway leading to all rooms. The lounge/dining room is particularly special with its virtual wall of glass overlooking the garden. Both bedrooms are doubles and have built in wardrobes. The shower room was re-fitted in 2023 and the kitchen is neatly fitted. There is gas central heating and double glazing. The garden wraps around the bungalow with the major part being on the south side screened by hedging and shrubs. The beach and coast at Broadsands are easily reached on foot. Nearby Dartmouth Road provides easy access to both Paignton and Brixham. The property is offered for sale with no upward chain!

£600,000 Freehold

ENTRANCE LOBBY. Double entrance doors. Inner door opens to:

ENTRANCE HALL. Hall cupboard. Cupboard housing gas central heating boiler. Loft hatch.

LOUNGE/DINING ROOM 20' 10" x 16' 4" (6.35m x 4.97m) reducing to 12' 10" A splendid double aspect room with a full width and full height window with a southerly aspect overlooking the garden. Marble fireplace and hearth with living flame fire.

KITCHEN 11' 10" x 9' 5" (3.60m x 2.87m) Fitted with a range of white faced wall and base units with white work tops and tiling above. Stainless steel sink Spaces for cooker, washing machine and fridge. Door to side.

BEDROOM 1 (REAR) 12' 10" x 10' 10" (3.91m x 3.30m) Comprehensive range of fitted bedroom furniture including triple double wardrobes, bedside units, dressing table, etc.

BEDROOM 2 (FRONT) 12' 6" plus depth of wardrobes x 10' 10" (3.81m x 3.30m) Full width fitment of sliding door wardrobes.

SHOWER/W.C. Re-fitted 2023 in a contemporary style. Part tiled walls. Walk in shower with twin shower heads and glass screen. Wall hung basin and close coupled W.C.

OUTSIDE. Driveway leads to:

ATTACHED SINGLE GARAGE

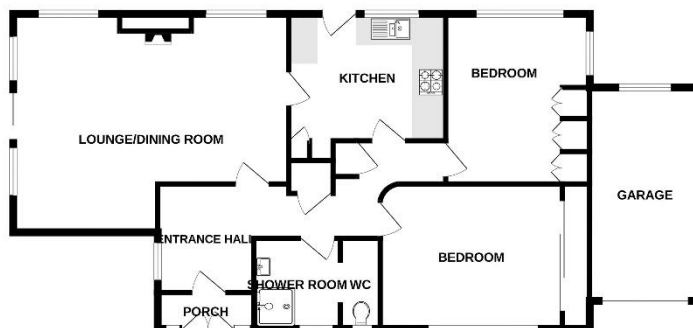
GARDEN. The extensive level garden wraps around three sides of the bungalow. It is primarily laid to lawn with inset shrubs, trees and other planting enclosed by hedging. Paved area to the rear of the bungalow. Hidden path down the side of the garden to the road.
TWO OUTSIDE STORES.

COUNCIL TAX BAND E

EPC RATING D.

BROADBAND AND MOBILE The Ofcom website indicates that standard and superfast broadband is available in this area and mobile cover is good.

GROUND FLOOR
100.5 sq.m. (1082 sq.ft.) approx.



TOTAL FLOOR AREA: 100.5 sq.m. (1082 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the layout, the seller does not warrant, represent or guarantee the accuracy of the measurements of areas, volumes, heights and any other facts and figures shown or stated in this layout. For any services, prospective purchasers should seek professional advice and should be satisfied to seek their own professional advice. The services, systems and materials shown have not been tested and no guarantee is given in their operation or performance and the seller does not warrant their accuracy.



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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