

ENTRANCE PORCH.

Double glazed entrance door and window. Tiled floor. Double glazed inner door opens to:

ENTRANCE HALL.

Doors to principal rooms. Loft access hatch with pull down ladder. Radiator.

LIVING ROOM. 19' 3" x 16' 3" (5.86m x 4.95m)

A very spacious and comfortable living room with wide double glazed window, Wood effect flooring and Feature fireplace with coal effect gas fire. Two radiators. The living room is separated from the dining room by a wide, glazed sliding door.



DINING ROOM. 19' 4" x 8' 11" (5.89m x 2.72m)

A super, formal dining room with wood effect flooring continuing through. Two radiators. Double glazed picture window and sliding patio doors overlook and open to the pretty rear garden. Archway to:

KITCHEN. 15' 2" x 9' 3" (4.62m x 2.82m)

A modern fitted kitchen in two tone gloss colours. Ample wall and base units with complimentary working surfaces with inset stainless steel sink and drainer. Tiled surrounds. Integral dishwasher. Built in Neff appliances. Breakfast Bar area. Double glazed window overlooking the rear garden. Door to:



UTILITY ROOM. 6' 1" x 6' 4" (1.85m x 1.93m)

A great addition having built in tall cupboard and double base cupboard. Worktop with inset stainless steel sink. Plumbing/space for washing machine. Wall mounted Worcester combination boiler. Double glazed door to the rear garden.



PRINCIPAL BEDROOM SUITE

BEDROOM AREA. 19' 6" x 10' 8" (5.94m x 3.25m)

A restful bedroom with double glazed window and sliding patio door to the rear garden. Radiator.

DRESSING AREA. 10' 3" x 5' 5" (3.12m x 1.65m) approx.

Large mirror fronted built in wardrobes with shelving and hanging rails. Door to:

WET ROOM/W.C. 7' 6" x 8' 0" (2.28m x 2.44m) approx.

Tiled throughout, comprising shower area with fitted shower, fitted vanity unit with lighting and cupboard space and inset washbasin. Concealed flush W.C. Heated towel rail. Extractor fan. Double glazed window.

BEDROOM 2. 11' 7"+ depth of wardrobes x 9' 10" (3.53m x 2.99m)

Fitted wardrobes to one wall with shelving and hanging rails. Matching bedside cabinets and dressing table unit. Double glazed window. Radiator.

BEDROOM 3. 10' 10" x 11' 0" (3.30m x 3.35m) max.

Double glazed window to front. Radiator. Smart built in wall unit which pulls down to provide two single beds.

BEDROOM 4. 9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window to front. Radiator. Built in wardrobe and dressing table unit.

BATHROOM/W.C. 8' 8" x 6' 9" (2.64m x 2.06m) approx.

Comprising white panelled bath with mixer tap. Double shower enclosure with electric independent electric shower. Pedestal washbasin and low level W.C. Tiled walls and floor. Semi Vaulted ceiling with Velux window. Heated towel rail.

OUTSIDE

FRONT.

Level lawn with shaped flowerbeds with inset shrubs and specimen trees. Wide brick paved driveway providing ample parking space. Gates to both sides of the bungalow lead around to the back garden.

DOUBLE GARAGE. 25' 0" reducing to 16' 11" x 16' 7" (7.61m x 5.05m)

Electrically operated up and over door. Light and power points. Personal door to rear.

REAR GARDEN.

Large rear garden with patio area and paved pathway adjacent to the bungalow. Level lawn with flowerbeds and raised flowerbeds. Raised dining/seating area.

ENERGY RATING: D COUNCIL TAX BAND: E

NOTE: The Ofcom website indicates that standard and superfast broadband area available in the area. Please check with your mobile provider about mobile coverage.

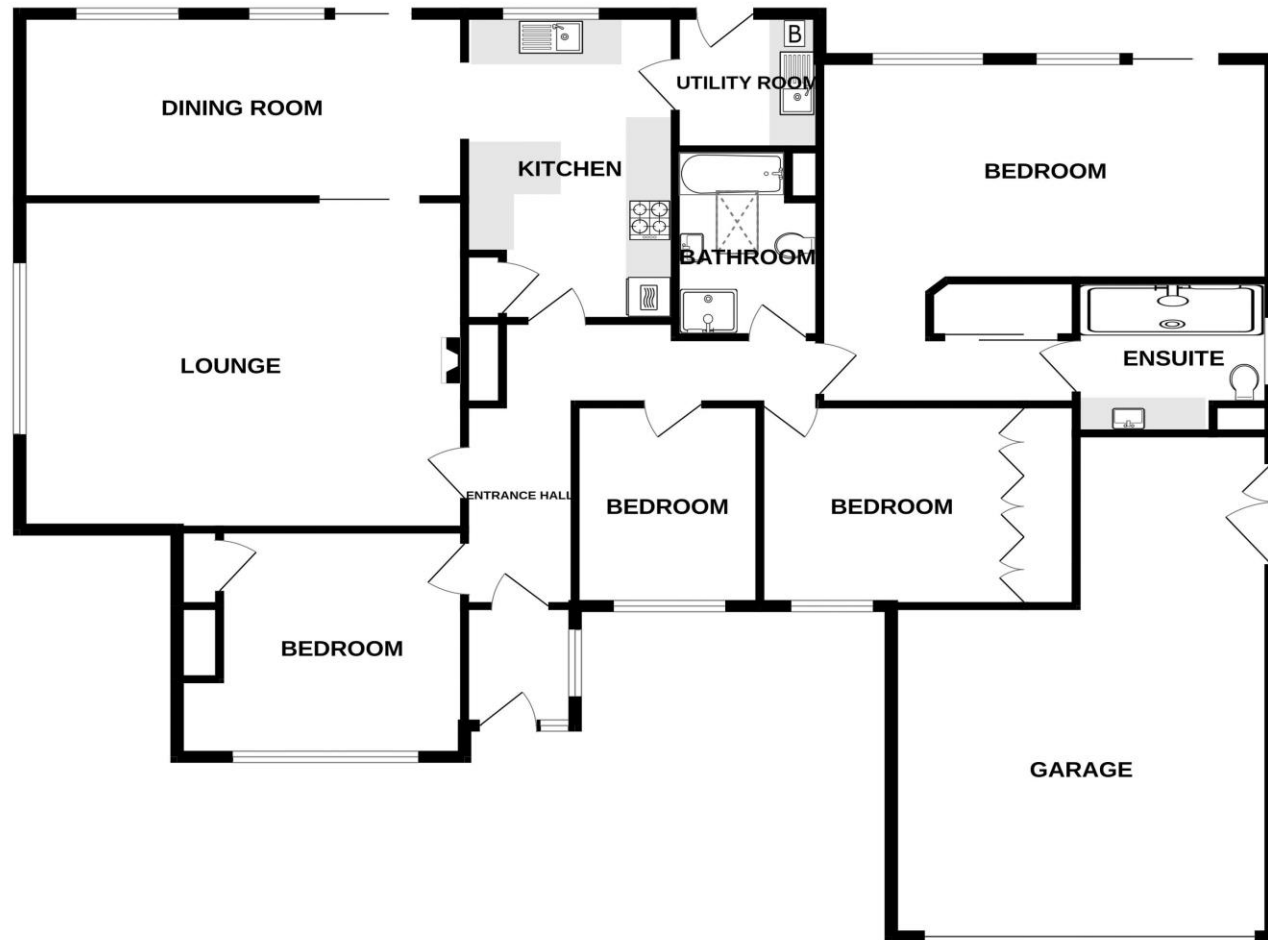


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005553 Written by: R.C

Churston Close, Galmpton, Brixham, TQ5 0LP

GROUND FLOOR
178.8 sq.m. (1925 sq.ft.) approx.



TOTAL FLOOR AREA : 178.8 sq.m. (1925 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



A very special, extended, **FOUR BEDROOM DETACHED BUNGALOW** located in a sought after quiet cul de sac position, on the fringe of popular Galmpton Village with many amenities close by including local village shops, highly regarded Galmpton Primary and Pre schools and Churston Grammar School . Churston Golf Club is just a short stroll away on Dartmouth Road, from where a regular bus service runs to and from the bustling fishing Port of Brixham and sea side town of Paignton. Galmpton Creek and the River Dart are also easily accessible for boating enthusiasts. The coastal footpath, beaches and coves of Paignton and Brixham are within walking distance.

This unique bungalow offers well presented and nicely proportioned accommodation, having a generous size Living Room which leads to a formal Dining Room and fitted Kitchen with Utility Room leading off. There is a family bathroom/w.c and four Bedrooms. The principal Bedroom suite has a separate dressing area and fully fitted wet room. Outside are well maintained front and rear gardens, ample driveway parking and a double garage. Gas fired central heating and double glazing are installed. Internal viewing is highly recommended. For sale with **NO CHAIN**.

£745,000 Freehold