

## Ferrers Green, Churston Ferrers, Brixham, TQ5 0LF



A beautifully presented, three bedroom, **DETACHED BUNGALOW** which is situated in sought after village of Churston Ferrers, which is located on the rural fringe of the bustling fishing port of Brixham, with its array of shops, restaurants, pretty marina and harbour.

Ferrers Green is a small development of similar houses and bungalows located around a central 'village green' enjoying a countryside feel. Amenities are a short drive or bus journey away and beautiful beaches and coastal walks are easily accessible. Churston Golf Course is also a few minutes drive away.

This lovely bungalow offers most comfortable accommodation with modern kitchen/dining room which opens to a super conservatory. The sitting room is a good size with feature fireplace. There are also three bedrooms, bathroom/w.c. and additional shower room/w.c. Outside provides driveway parking with EV charger and attached garage, with utility area to the rear, landscaped front garden and a very pretty, enclosed rear garden. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended!

**£445,000 Freehold**



## ENTRANCE HALL.

Cloaks cupboard. Airing cupboard. Access hatch to loft space.

## SITTING ROOM. 18' 7" x 12' 3" (5.66m x 3.73m)

Picture window overlooking the rear garden. Radiator. Fireplace with inset electric fire. Barn style door leading to:

## KITCHEN/DINING ROOM. 16' 9" x 8' 10" (5.10m x 2.69m)

Modern fitted kitchen comprising good range of wall and base cupboards, two, wide pan drawers. Integral fridge and dishwasher. Built in electric double oven/grill and four burner gas hob with cooker hood over. Splashback tiling and under cabinet lighting. Window to front. Radiator. Open to:

## CONSERVATORY. 7' 6" x 10' 9" (2.28m x 3.27m)

Delightful Conservatory with double doors opening to and enjoying the pretty rear garden. Radiator.

## BEDROOM 1. 11' 8" x 12' 4" (3.55m x 3.76m)

Window to front aspect. Radiator.

## BEDROOM 2. 8' 10" x 8' 9" (2.69m x 2.66m)

Window to front aspect. Radiator. Mirror fronted double wardrobe.

## BEDROOM 3. 6' 9" x 7' 7" (2.06m x 2.31m)

Built in wardrobe and shelving. Radiator. Window to side.

## BATHROOM/W.C.

White modern suite of panelled bath with central mixer tap and fitted shower over. Low level W.C. with handbasin. Modern contemporary Tiling. Skylight and heated towel rail.

## SHOWER ROOM/W.C.

Comprising shower enclosure with fitted shower. Close coupled W.C. and vanity cupboard with inset washbasin. Smart contemporary tiling. Skylight and heated towel rail.

**OUTSIDE.** Landscaped garden to front and path with gate to side access.

## EV CHARGING POINT.

Driveway leads to:

## GARAGE. 16' 9" x 7' 11" (5.10m x 2.41m)

Electrically operated roller door to front. Utility area to rear with plumbing for washing machine and space for further white goods. Worcester gas fired boiler. Two mezzanine storage areas. Courtesy door to the garden.

**REAR GARDEN.** A delightful rear garden which is enclosed. Large sandstone paved patio for 'Al Fresco' dining, Artificial lawn, various plants and shrubs.

Specimen Tree. Feature lamp.

**NOTE:** All mains services are connected to the property. The Ofcom website indicates that standard broadband is available.

**COUNCIL TAX BAND: E**

**ENERGY RATING: D**



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

## 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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