

ENTRANCE PORCH.

Double glazed exterior and inner door opening to:

ENTRANCE HALL.

Polished parquet flooring. Double cloaks cupboard. Airing cupboard housing Worcester boiler. Loft access hatch. Radiator.

LOUNGE. 16' 5" x 14' 5" (5.00m x 4.39m)

A most comfortable lounge with wide double glazed window to front enjoying a pleasant outlook with countryside beyond. Stone fireplace and hearth with fitted gas fire. Radiator. Glazed Bi-folding doors opening to:

SITTING ROOM. 17' 5" x 12' 0" (5.30m x 3.65m)

A super, triple aspect additional reception room with double glazed window and patio doors to the front and rear garden. Two radiators. Feature fireplace with fitted gas fire.

DINING ROOM. 10' 11" x 9' 11" (3.32m x 3.02m)

Double glazed window to front again enjoying some countryside views. Radiator. Door to:

KITCHEN. 13' 3" x 10' 2" (4.04m x 3.10m) approx.

Fitted with a good range of white faced wall and base cupboards and complimentary working surfaces. Inset acrylic one and a half bowl sink and drainer. Tiled surrounds. Integral fridge and freezer. Built in oven and induction hob with cooker hood over. Shelved cupboard. Double glazed window. Door to:

LOBBY.

Door for front and rear access.

SEPARATE W.C.

Door to kitchen and:

UTILITY/SHOWER ROOM. 7' 7" x 6' 5" (2.31m x 1.95m)

Comprising shower enclosure with fitted shower, washbasin and plumbing/space for washing machine and space for further white goods. Fitted cupboards. Radiator. Door to:

OFFICE/OCCASIONAL BEDROOM 3. 10' 3" x 8' 1" (3.12m x 2.46m)

A useful room as an office or occasional bedroom. Double glazed window to front. Radiator.

BEDROOM 1. 12' 0" x 12' 1" (3.65m x 3.68m)

A double bedroom overlooking the rear garden. Built in double wardrobe. Radiator.

BEDROOM 2. 9' 5" x 12' 0" (2.87m x 3.65m)

A double room again overlooking the rear garden. Radiator.

**BATHROOM/W.C.**

Comprising panelled bath. Vanity unit with inset washbasin and concealed flush W.C. Shower enclosure with fitted shower. Two double glazed windows. Radiator.

OUTSIDE.

Wide brick paved driveway to front providing ample parking for four/five vehicles.

ATTACHED GARAGE. 17' 5" x 15' 1" (5.30m x 4.59m) approx. (irregular shape)

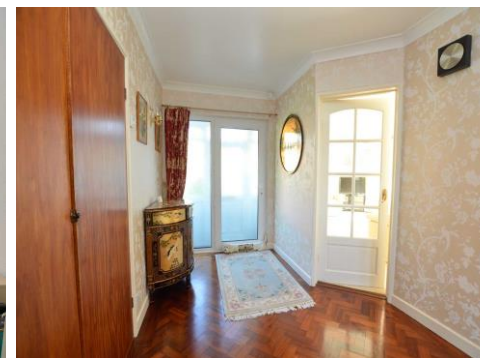
Electrically operated up and over door. Light and power points. Door to rear access.

GARDENS.

The bungalow sits on large, near level, corner plot gardens, which have been lovingly tended. The lovely gardens are mainly laid to lawn, with specimen trees, shrubs and flowerbeds surrounding. There are various seating areas to the rear and side of the bungalow.

SUMMERHOUSE**ENERGY RATING: D****COUNCIL TAX BAND: E**

NOTE. The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available.

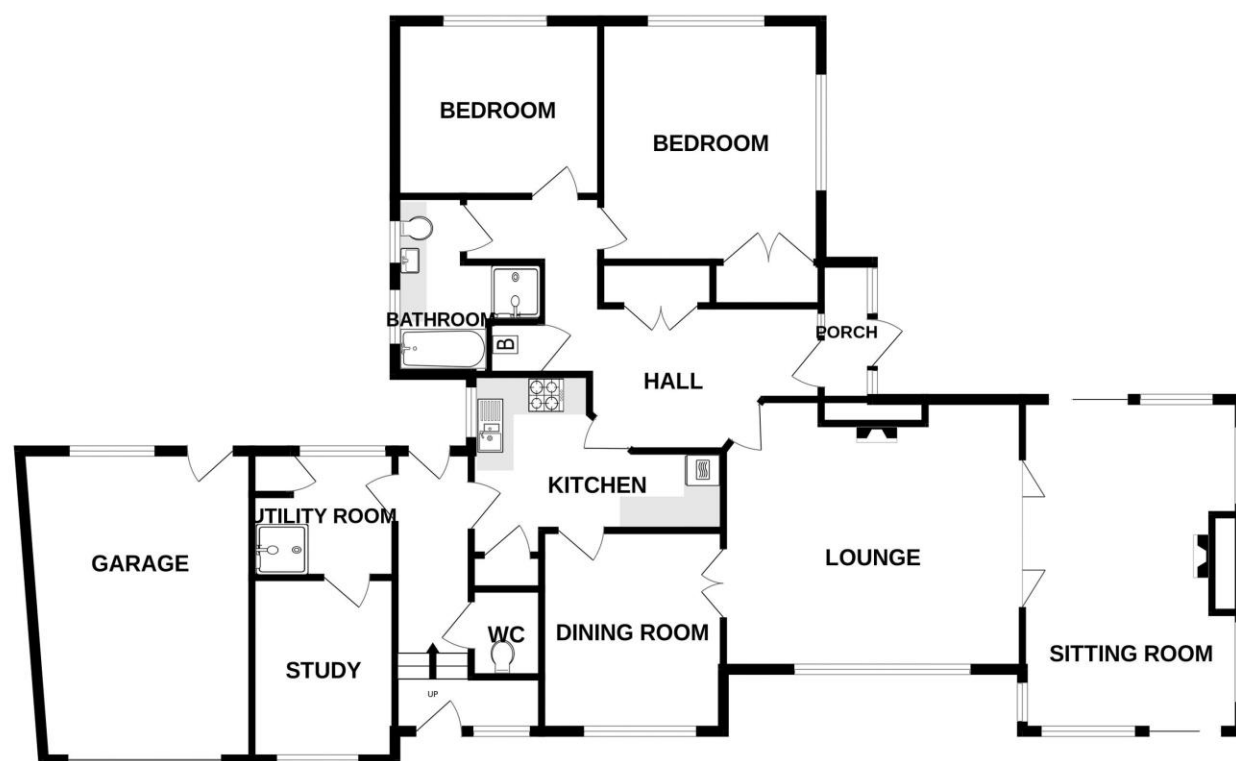


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005559 Written by: R.C

Manor Vale Road, Galmpton, Brixham, TQ5 0PA

GROUND FLOOR
146.8 sq.m. (1580 sq.ft.) approx.



TOTAL FLOOR AREA : 146.8 sq.m. (1580 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 well presented and very spacious 2/3 bedroom **DETACHED BUNGALOW** standing in large, level corner plot gardens, bordering Galmpton Warborough Common, on the fringe of popular Galmpton Village, within walking distance of Churston Golf Club, Broadsands Beach, village amenities and shops all with a bus stop nearby to the bustling fishing Port of Brixham and sea side town of Paignton. The River Dart for boating enthusiasts is also within easy reach at the other side of Galmpton Village.

This super Bungalow offers a great space, having a generous and comfortable lounge with additional sitting room leading off. There is also a formal dining room and fitted kitchen. From the lobby area, which has a useful w.c. there is a utility/shower room and office/occasional bedroom. The two double bedrooms enjoy an outlook over the rear garden and there is a further full bathroom/w.c. The bungalow enjoys a southerly aspect to the front letting lots of light and sun in the property. Gas fired central heating is installed along with double glazing. As mentioned, there are large, well tended, surrounding gardens which are mainly laid to lawn. Ample parking is provided on the double width driveway and attached large garage. Internal viewing is recommended. **NO CHAIN.**

£570,000 Freehold