

ENTRANCE HALL.

Upvc front door with covering canopy. Radiator. Two storage cupboards. Loft hatch.

LOUNGE. 18' 10" x 13' 10" (5.74m x 4.21m)

Double aspect room with central electric fireplace. Two radiators. Store cupboard.

SUN-LOUNGE 13' 11" x 5' 7" (4.24m x 1.70m)

Triple aspect with sliding doors to front garden, windows either side.

KITCHEN. 16' 2" x 7' 10" (4.92m x 2.39m)

Light wood wall and base units with stone effect worktops. Stainless steel sink with drainer. Tiled splash backs. Freestanding oven and hob with cooker hood over. Integrated under counter fridge and separate integrated under counter freezer. Space for small dining table and chairs. Radiator.

REAR PORCH.

Upvc door. Double store cupboard housing gas meter and electrical consumer unit.

CLOAKROOM / W.C

Close coupled W.C. Wall mounted basin. Window.

DINING ROOM. 16' 10" x 11' 7" (5.13m x 3.53m)

A spacious dining room with French doors opening to the garden. The room enjoys afternoon and evening sunshine. Radiator.

BEDROOM 1. 13' 11" x 10' 11" (4.24m x 3.32m)

Built in wardrobes. Pedestal wash basin with mirrored splashback. Window. Radiator.

BEDROOM 2. 15' 11" x 12' 2" (4.85m x 3.71m) To wardrobes.

Extensive built in wardrobes with inset basin. Window. Two radiators.

BEDROOM 3. 10' 10" x 9' 2" (3.30m x 2.79m) at largest.

Window. Radiator.

BATHROOM. 12' 2" x 6' 10" (3.71m x 2.08m) at largest.

Bath. Separate shower cubicle. Close coupled W.C. Basin on wood effect vanity unit. Heated towel rail. Store cupboard. Tiled walls.

OFFICE / STUDY. 17' 0" x 6' 7" (5.18m x 2.01m)

Window. Radiator.

SECONDARY CLOAKROOM / W.C

Close coupled W.C. Wall mounted basin.

**UTILITY ROOM. 8' 8" x 7' 10" (2.64m x 2.39m)**

Wall and base units with wood effect worktops. Stainless steel sink and drainer. Tiled splash backs. Space for washing machine and space for tumble dryer. Wall mounted boiler. Upvc window and doors to rear. Radiator.

GARAGE. 15' 6" x 8' 11" (4.72m x 2.72m)

Electric up and over garage door. Power and lighting. Pedestrian door to Utility room.

OUTSIDE.**SURROUNDING GARDENS.**

Large plot covering just under a third of an acre, beautifully landscaped surrounding gardens. Mainly laid to lawn with mature planted flower beds. Patio adjacent to dining room. Secluded garden to rear with greenhouse, two garden sheds. Outside lights. Outside tap. Driveway parking for multiple cars.

ENERGY PERFORMANCE RATING: D**COUNCIL TAX BAND: F**

AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with private septic tank drainage.

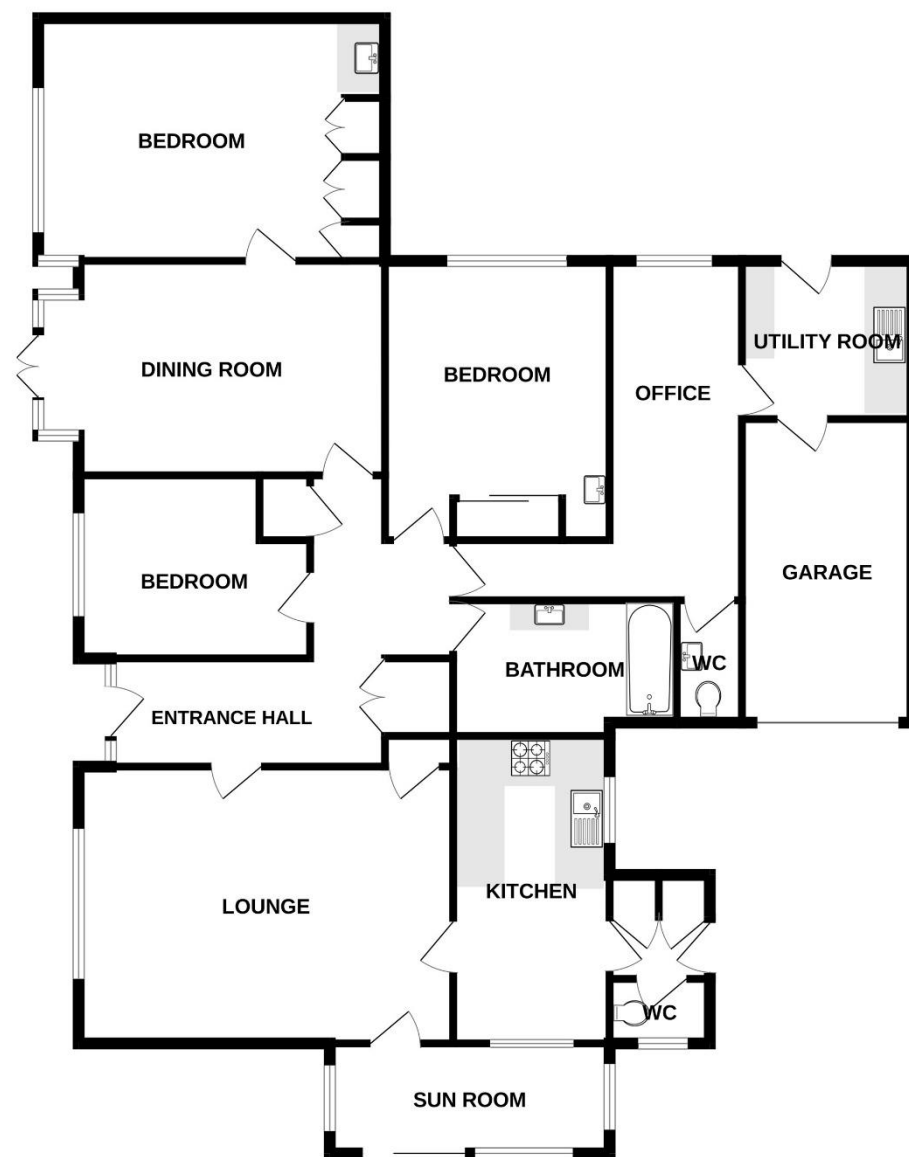


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005570 Written by: B.B

Green Lane, Churston Ferrers, Brixham, TQ5 0JG

GROUND FLOOR
160.2 sq.m. (1725 sq.ft.) approx.



TOTAL FLOOR AREA : 160.2 sq.m. (1725 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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Tucked away on the tranquil setting of Green Lane, nestled in the sought after village of Churston Ferrers, this impressive **THREE BEDROOM DETACHED BUNGALOW** offers a unique blend of tranquillity and convenience. The property is positioned in a large plot spanning just under a third of an acre and only minutes walking distance away from the spectacular South West Coastal Path. The bungalow boasts spacious double bedrooms, many equipped with built-in wardrobes, ensuring ample storage space, as well as a further office / study. The kitchen features integrated appliances and benefits from a separate utility room, as well as large separate formal dining room, while the expansive family room becomes the heart of the home with its central fireplace and double aspect, complemented by the separate sun-lounge overlooking the lush greenery of the garden. The family bathroom is complete with bath and separate shower along with two further W.C cloakrooms. Outside, the property benefits from large surrounding gardens beautifully designed by Agatha Christie's head Gardner, as well as driveway parking for multiple cars, and a garage. The picturesque setting on a leafy country lane ensures privacy and a scenic environment. This rarely available property is being offered for sale with **NO ONWARD CHAIN**.

£740,000 Freehold