

GROUND FLOOR:

Oak entrance door with matching windows to sides opens to...

IMPRESSIVE ENTRANCE HALL.

Large entrance hall with doors to principle rooms. Oak staircase to first floor.

LIVING ROOM. 20' 0" x 13' 11" (6.09m x 4.24m)

Large double glazed window to rear with super outlook over the village to the countryside beyond. Exposed wooden floor. Feature fireplace with fitted wood burner and wooden mantle over. Two further double glazed windows to the side aspect.

DINING ROOM. 18' 9" x 9' 10" (5.71m x 2.99m)

Double oak framed doors lead from the hallway to the dining room which also has a connecting door to the kitchen. Double glazed window to rear also enjoying an outlook over the village and beyond, a door also leads on to an external terrace with steps down on to the garden.

KITCHEN/BREAKFAST ROOM. 25' 7" x 11' 10" (7.79m x 3.60m)

Good size kitchen/breakfast room fitted with a comprehensive range of limed wood wall and base cupboards which include display cupboards, shelving and wine rack. Inset 1 + 1/2 bowl acrylic sink and drainer. Tiled surrounds. Ample working surfaces. There is also a breakfast bar area. Integral dishwasher and fridge. Space for large range cooker (this may be negotiable in sale). Fitted integral cooker hood. Two double glazed windows overlooking the garden and beyond. Patio doors open on to the garden and paved seating area which is ideal for 'Al Fresco' dining.

Door to... **CLOAKROOM/W.C.** There is also a door from the kitchen leading to a **COVERED WALKWAY/LOBBY** ideal for storage/coats etc. also having a door for front access and door to...

UTILITY ROOM.

Worktops and cupboard. Plumbing for washing machine and space for further white goods Inset sink and drainer. Wall mounted 'Baxi' boiler. Internal door to garage (see later).

GROUND FLOOR OFFICE/BEDROOM 5. 9' 11" x 7' 7" (3.02m x 2.31m)

Double glazed window. Laminate flooring.

GROUND FLOOR BEDROOM 2. 14' 4" + depth of bay x 12' 10" (4.37m x 3.91m)

Double glazed bay window with outlook over the garden. Laminate flooring.

GROUND FLOOR BEDROOM 3. 13' 10" + depth of bay x 12' 11" (4.21m x 3.93m)

Double glazed bay window to front.

GROUND FLOOR FAMILY BATHROOM/W.C.

Comprising: Panelled bath with mixer tap and shower attachment. Low level W.C. Corner shower enclosure with fitted mains shower. Vanity cupboard with fitted washbasin over. Tiled surrounds. Laminate flooring. Two double glazed windows.

**FIRST FLOOR****LANDING**

Under eaves storage cupboard. Velux window. Doors to...

MASTER BEDROOM SUITE. 20' 9" x 17' 4" (6.32m x 5.28m) minimum overall dimensions

Double glazed window to rear with superb outlook and view across the village and countryside towards the Dart Valley. Further double glazed window to side aspect. Under eaves storage cupboards. Door to..

EN SUITE. Comprising panelled bath with mixer tap and shower attachment. Low level W.C. Pedestal wash basin. Corner shower enclosure. Tiled surrounds. Heated towel rail. Double glazed windows.

BEDROOM 4. 14' 10" x 10' 5" decreasing (4.52m x 3.17m)

Dual aspect double glazed windows enjoying open views. Built in cupboards. Under eaves storage cupboard.

OUTSIDE. Ample parking space to front providing driveway parking for 4/5 vehicles.

GARAGE. 17' 8" x 9' 9" (5.38m x 2.97m) Up and over door. Light and power points. Internal door access to lobby.

GARDENS.

The bungalow sits on a large, sunny corner plot. The gardens are predominantly laid to lawn with hedge boundaries giving a good degree of privacy to the garden. An assortment of shrubs, fruit bushes and trees are planted around the front and side of the garden, the rear having a more formal planted flowerbeds and an ornamental POND. A generous size paved patio to one side is perfect for 'Al Fresco' dining or sitting and relaxing.

COUNCIL TAX BAND F- Review pending

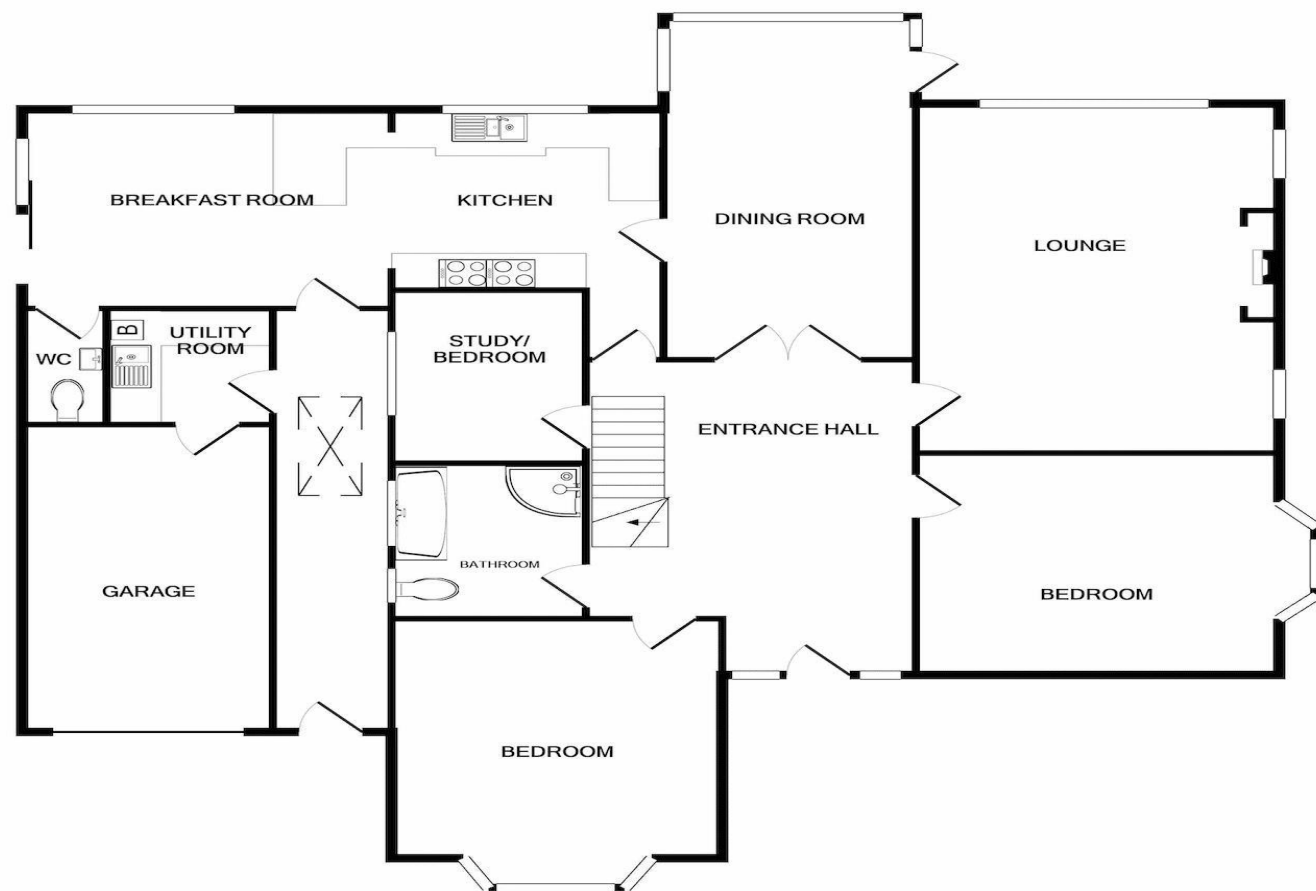
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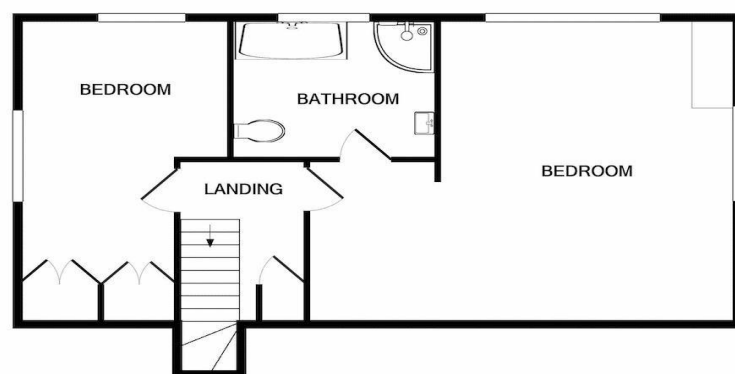
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005206 Written by: R.C

Manor Bend, Galmpton, Brixham, TQ5 0PB



GROUND FLOOR



1ST FLOOR

LAYOUT GUIDE ONLY – NOT TO SCALE



A **DETACHED** light, spacious family home with idyllic countryside views, offers versatile accommodation. Standing in its own large sunny corner plot, peaceful, yet close to all village amenities.

This **5 bedroom CHALET BUNGALOW** offers spacious accommodation with further potential for development if required, subject to relevant planning permissions. Super open and countryside views across Galmpton Village are enjoyed from the principal rooms. An impressive entrance hall greets you when entering, which leads on to a living room with fitted log burner, formal dining room and large kitchen/breakfast room, from there is access to a utility room, covered lobby and internal garage access. There is also a cloaks/W.C. The ground floor also provides three ground floor bedrooms and family bathroom, the first floor has a master bedroom suite with full bathroom and further double bedroom. Outside provides ample driveway parking, garage and sunny corner plot gardens. Galmpton Village lies between the bustling fishing port of Brixham and sea side town of Paignton, this lively semi-rural village has highly regarded primary and grammar schools along with village shops and sub post office. Churston Golf Course is located a short stroll away. The coastline, beaches and coves are within walking distance.

£695,000 Freehold