

Greenway Park, Galmpton, Brixham, TQ5 0NA



Located in a quiet cul de sac in the sought after village of Galmpton, this **THREE BEDROOM BUNGALOW** is offered for sale with **NO ONWARD CHAIN**.

The spacious and well presented accommodation provides comfortable and generous size lounge with log burner, kitchen (which would benefit from re-fitting) there is further potential to create a kitchen/dining room if preferred by utilizing the third bedroom/dining room. A further two double bedrooms with fitted wardrobes provide ample space.

The front and rear gardens are well stocked. The rear garden is part landscaped and enjoys good privacy and a sunny aspect. Ample parking is provided with a double width driveway and attached garage. Internal viewing advised!

Galmpton village sits between the bustling fishing port of Brixham and seaside town of Paignton. There are village shops a short walk away, pubs and primary and grammar schools. The River Dart for boating enthusiasts is within reach as is Broadsands Beach and the South Devon coastal footpath. Churston Golf Club is also nearby.

Offers in Excess of £400,000 Freehold

ENTRANCE PORCH.

Double glazed entrance door and window. Inner double glazed door to:

ENTRANCE HALL.

Parquet flooring. Radiator with decorative cover. Loft access hatch. Linen cupboard with shelving and hot water cylinder. Further part shelved storage cupboard. Archway to:

LOUNGE. 16' 10" x 13' 10" (5.13m x 4.21m) approx

Parquet flooring continuing through from the hallway. Wide double glazed window to front and further window to side. Fireplace with fitted log burner, wooden mantel over and display plinths to both sides. Fitted display shelving and cupboard.

KITCHEN. 12' 10" x 8' 10" (3.91m x 2.69m) max

Oak/glass bi-folding doors from hallway lead to the kitchen which now requires replacement, but has huge potential for a new owner to put their own stamp on it. The kitchen currently has a range of white faced wall and base cupboards, roll edge working surfaces and one and a half bowl stainless steel sink and drainer. Wall mounted Vaillant boiler. Ample space for white goods. Serving hatch to bed 3/dining room. Double glazed window and door to side access.

DINING ROOM/BEDROOM 3. 11' 10" x 12' 6" (3.60m x 3.81m) max.

Parquet flooring. Double glazed patio doors opening to the rear garden. Radiator.

BEDROOM 2. 11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed window to front. Fitted wardrobes and drawers. Radiator.

BEDROOM 1 11' 10" x 11' 4" (3.60m x 3.45m)

Double glazed window to rear. Radiator. Built in double wardrobe.

BATHROOM/W.C.

Comprising white suite of panelled bath with 'Mira' independent electric shower over. Pedestal wash basin and close coupled W.C. Tiled surrounds. Heated towel rail. Extractor fan. Two double glazed windows.

OUTSIDE.

To the front of the bungalow there is a lawn with well stocked flowerbeds gate and pathway to the side access. A double width driveway which provides ample parking leads to:

ATTACHED GARAGE. 17' 5" x 8' 8" (5.30m x 2.64m)

Up and over door. Door at rear to the garden.

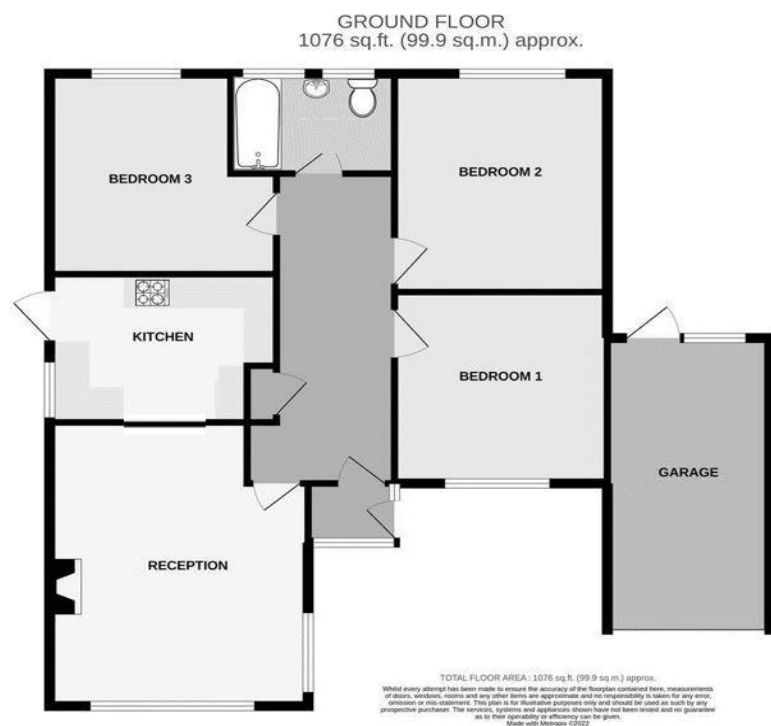
REAR GARDEN.

The rear garden enjoys a sunny aspect and has good privacy. It is part landscaped with a small lawn and paved seating/relaxing area. Variety of inset shrubs and specimen trees. A further area to sit and relax is located to the side of the bungalow, perfect for a breakfast table! Two garden sheds, one to each side of the bungalow.

COUNCIL TAX BAND: D

ENERGY RATING: D

NOTE The property is connected to mains services. The Ofcom website indicates that standard and superfast broadband is available and mobile phone reception is likely/limited.



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.

Ref C0005621 Written by: R.C