

Washbourne Close, Brixham TQ5 9TG



This well-proportioned and spacious **DETACHED THREE BEDROOM BUNGALOW** is situated in a sought after location just off Wall Park Road. The generous sized Lounge flows thro' to a separate Dining Room which in turn leads to the well-appointed Kitchen fitted with a comprehensive range of white faced units. There is an attractively presented Shower Room as well as an en-suite to the main Bedroom. Gas fired central heating and UPVC framed double glazing are installed. The bungalow features a wide driveway leading to the double size Garage. A particular feature is the sheltered enclosed westerly facing rear garden attractively laid out with hard landscaping and raised flower beds. With no upward chain, this lovely home should be viewed.

£519,000 Freehold

ENTRANCE HALL. UPVC framed double glazed door. Radiator. Useful coat/store cupboard. Radiator. Hatch to loft void.

LOUNGE 19' 0" x 13' 3" (5.79m x 4.04m) overall. Feature UPVC framed double glazed bow window overlooking front. Fireplace with marble inset and fitted electric fire. Glazed double doors open through to...

DINING ROOM 15' 10" x 8' 8" (4.82m x 2.64m). A bright double aspect room. Door through to ...

KITCHEN 18' 0" x 8' 0" (5.48m x 2.44m). Attractively fitted with a range of gloss white faced wall and base units with wood effect working surfaces. Spaces for gas cooker with cooker hood over, fridge, freezer, washing machine and dishwasher (all can be left if required by separate agreement). Inset one and a half bowl sink. Fitted breakfast bar with radiator below. Window and door to garden.

BEDROOM 1 14' 11" x 11' 10" (4.54m x 3.60m). maximum A spacious double size room with built-in sliding door wardrobe. Window overlooking front. Radiator.

EN-SUITE SHOWER ROOM. Corner shower cubicle. White vanity units with semi-recessed washbasin and concealed flush W.C. Mirror, light and cupboard over. Sun tube. White radiator/towel rail.

BEDROOM 2 10' 8" x 8' 9" (3.25m x 2.66m) plus depth of wardrobes. Radiator. Window overlooking the garden. Range of built-in wardrobes providing ample storage space.

BEDROOM 3 10' 8" x 7' 8" (3.25m x 2.34m). Radiator. Window overlooking front.

SHOWER ROOM. Good size shower cubicle with Triton electric shower. White gloss vanity unit with semi-recessed washbasin and concealed flush W.C. Mirror, light and cupboard over. White radiator/towel rail. UPVC framed double glazed window with opaque glass.

OUTSIDE - Double width driveway providing ample parking.

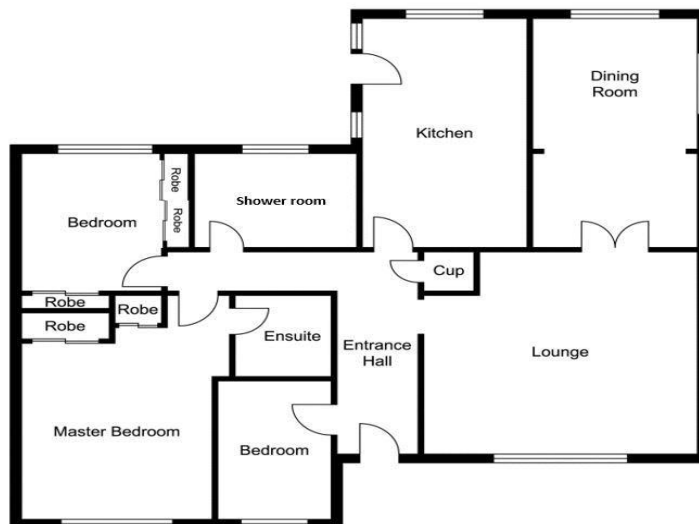
ATTACHED GARAGE 17' 4" x 17' 6" (5.28m x 5.33m). Electrically operated door and rear personal door to garden. Handy eaves storage space. Units along one wall with inset sink and space for tumble dryer. Space to allow fitment of a washing machine.

FRONT GARDEN with path to entrance and gated path leading to rear garden. Mature planting.

DELIGHTFUL REAR GARDEN. Designed for ease of maintenance with paving edged with chippings. Circular paved area with pretty arbour with seating below. Stone faced raised flower beds stocked with mature plants. Two outside water taps. Further paved area with space for drying line.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE BAND: C



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 B0001612 Written by: VJR