

Huccaby Close, Brixham Heights , Brixham, TQ5 0RJ



A generously proportioned **THREE BEDROOM DETACHED BUNGALOW** in the exclusive Brixham Heights development about two miles from the town centre and harbour, enjoying an open aspect over the port of Brixham with the sea beyond as well as over the rolling fields of higher Brixham. The bungalow has been a cherished home and offers extensive accommodation, both on the main bungalow living level as well as the two handy extra rooms at garden level. The principal living room provides separate lounge and dining space. This is supplemented by the large conservatory off the main bedroom. There are two further double bedrooms. The kitchen is well appointed with modern light grey faced units with a handy utility area off. Garaging and parking is taken care of by the wide driveway and the double garage. The sweeping front garden is augmented by private areas to the rear of the bungalow. There is gas fired central heating and double glazing, however the bungalow would now benefit from some re-finishing and redecoration.

£550,000 Freehold

IMPRESSIVE PORCH ENTRANCE with sliding patio entrance door.

ENTRANCE HALL. Airing cupboard. Loft hatch with ladder.

LOUNGE AND DINING ROOM

LOUNGE AREA 21' 0" x 12' 9" (6.40m x 3.88m) A double aspect room with a view to the fields. Cornish slate finished fire place and hearth with living flame fire.

DINING AREA 11' 10" x 10' 5" (3.60m x 3.17m) Open sea and rural aspect. Patio door to garden.

KITCHEN 13' 7" x 11' 4" (4.14m x 3.45m) Open aspect. Fitted with an extensive range of light grey faced wall and base units with grey marble effect worktops and up-stands. Part tiled walls. Fitted four ring gas hob with hood above. Built in double oven. Spaces for fridge, freezer and dishwasher. Open arch to **UTILITY AREA 5' 6" x 4' 5" (1.68m x 1.35m)** Part tiled. Worktop with appliance spaces under. Door to garden.

BEDROOM 1 18' 0" x 11' 7" (5.48m x 3.53m) Open and sea view. Built in double wardrobe. **EN-SUITE SHOWER/W.C.** Tiled walls. Corner shower, pedestal basin and close coupled W.C.

CONSERVATORY 14' 5" x 11' 6" (4.39m x 3.50m) Accessed from Bedroom 1. Open and sea views. Sliding patio door to garden.

BEDROOM 2 11' 7" x 11' 2" (3.53m x 3.40m) Built in triple width wardrobe.

BEDROOM 3 12' 10" x 9' 2" (3.91m x 2.79m) Open and sea view.

BATHROOM. Tiled walls. Suite of panelled bath, pedestal basin and close coupled W.C.

OUTSIDE. Wide driveway leads to:

DOUBLE GARAGE 18' 4" x 17' 7" (5.58m x 5.36m) Electric roller door. Personal door to garden. Fitted cupboards and work bench. Wall mounted gas boiler.

GARDEN OFFICE 13' 0" x 9' 2" (3.96m x 2.79m) Double doors from the garden.

GARDEN (TRAIN) ROOM 18' 0" x 11' 6" (5.48m x 3.50m) Door from garden. Fitted for a model train layout.

GARDEN

GARDEN Sweeping open plan garden to the front of the bungalow with lawn, shrubs and conifers. Secluded area of garden adjacent to the conservatory. Paved terrace to the rear of the bungalow. Conifer hedging with grass bank beyond.

COUNCIL TAX F.

EPC RATING D



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.

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