

## Rydons, Brixham, TQ5 8QF



Located on the quiet cul-de-sac of Rydons, this **FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW** is superbly presented throughout, with beautiful surrounding gardens enjoying open and distant sea views. You are welcomed into the property by the spacious porch, connecting the inner hallway. A modern kitchen is fitted with gloss units, granite effect worktops and integrated appliances. The spacious lounge enjoys a rural open aspect, whilst the conservatory overlooks the well landscaped rear garden. There are also two good sized bedrooms on the ground floor, one is currently a dining room with other used as a dressing room, as well as a modern shower room. On the first floor are two further bedrooms and an additional bathroom. The surrounding gardens are a real delight, to the rear can be found two patio seating area enjoying the sun at different times of the day with well stocked border flower beds, inset lawn and garden lighting. To the front is driveway parking and garage a further stunning gardens.

**£495,000 Freehold**

## ENTRANCE PORCH

UPVC framed sliding door leading into spacious porch with walnut washed tiled flooring. Open view with sea glimpse. Power points and radiator. UPVC door leading into:

## HALL

Built in cupboard with shelving housing gas fired boiler. Wood effect laminate flooring and radiator. Connecting:

## LOUNGE 20' 0" x 12' 1" (6.09m x 3.68m)

Spacious lounge with superb view over the fields. Full window seating. TV point. Two radiators.

## KITCHEN 20' 1" x 8' 9" (6.12m x 2.66m)

Fitted 'Misty Mountain' grey wall and base units with integrated dishwasher and granite effect worktops. Fitted Neff hide and slide electric oven with separate inset hob complete with overhead hood and white tiled splashback. Fitted combination microwave. Black composite sink with drainer, filtered hot and cold tap. Recessed space with free standing fridge/ freezer and space for dining table. Access to lounge and conservatory. Wood effect laminate flooring.

## CONSERVATORY 19' 8" x 9' 0" (5.99m x 2.74m)

UPVC framed sliding door to garden. TV point. Two radiators. Wood effect laminate flooring. UPVC framed double glazed sliding door to utility room.

## BEDROOM 1 9' 11" x 11' 6" (3.02m x 3.50m)

Double room with view of the front fields. Radiator.

## BEDROOM 2 9' 11" x 11' 6" (3.02m x 3.50m)

Fitted wardrobes with sliding doors. Radiator. Currently used as dressing room.

## SHOWER ROOM 7' 8" x 6' 4" (2.34m x 1.93m) Max

Corner shower cubicle with rainfall effect attachment and pull out attachment complete with black marble effect surround. Basin in vanity unit and close coupled W. C with white tiled surround. Heated towel rail and shaver point. Black slate effect tiled flooring.

## UTILITY ROOM 9' 5" x 7' 10" (2.87m x 2.39m)

Fitted white wall and base units with black granite effect worktops. Space for appliances. Access door to garage:

## FIRST FLOOR - LANDING

Access cupboard to loft space and additional built in storage cupboard. Radiator.

## BEDROOM 3 14' 9" x 12' 9" (4.49m x 3.88m) Reducing

to: 11' 6" Built in storage cupboard with separate access to the eave space. View over the front fields. TV point. Radiator.

## BEDROOM 4 10' 6" x 12' 9" (3.20m x 3.88m)

Built in storage cupboard. View over the front fields and sea glimpse. TV point. Radiator.

## BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m) Plus

recess: White modern suite. Double ended bath with shower attachment and green mosaic surround. Basin, close coupled W.C. and heated towel rail. Shaver light and point.

## OUTSIDE

### GARAGE 20' 4" x 8' 2" (6.19m x 2.49m)

Roller door with UPVC framed door to the rear. Power and lighting.

### FRONT GARDEN

Private block paved driveway leading up to garage. Lawn space with gravel surround and rockery boundary. Seating space (perfect for enjoying the view). Side access to the rear.

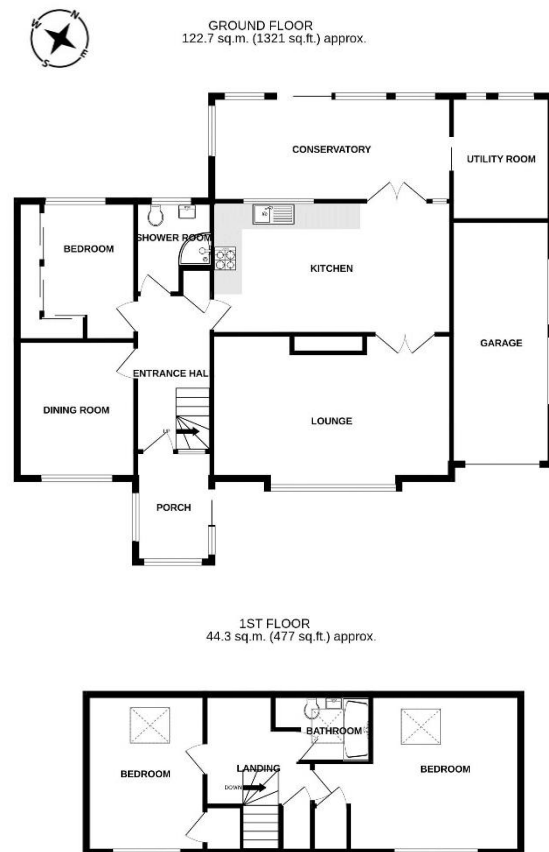
### REAR GARDEN

Beautifully landscaped garden. Porcelain slab patio adjacent to property with small steps leading up to lawn space and large patio seating area with mature planted surround and rockery border, enjoying open and distant sea views. Lower secluded patio area. Gardening lighting. Gated access to both sides.

**AGENTS NOTES** This property is drained via a septic tank.

**COUNCIL TAX BAND: C**

**ENERGY PERFORMANCE: 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.

Ref B001758 Written by: Bill Bye