

Cedar Way, Brixham, TQ5 0DQ



Nestled on a hillside of higher Brixham and enjoying quiet surroundings this **TWO BEDROOM SEMI-DETACHED BUNGALOW** is positioned on Cedar Way, roughly one and a half miles away from Brixham's town and harbour. The property offers driveway parking for multiple cars, a private and secluded rear garden having the benefit of a South East aspect, spacious under house store, as well as open views across to Southdown Hills. Internally the property provides a double aspect lounge, with central log burner, modern fitted kitchen with gloss grey units and integrated Bosch induction hob and oven under. The bathroom houses a double ended bath with rainfall shower over and there are two bedrooms. The spacious master bedroom enjoys open views, whilst the second bedroom is currently used as a home office. For investors reference, this property was previously let for £1,000PCM. Internal viewing is highly recommend as the property is deceiving from a roadside glance.

£249,950 Freehold

The property is accessed via steps leading down from Cedar way.

ENTRANCE HALL

Covered entrance canopy with Upvc door. Exposed timber floor boards. Small cupboard housing electrical consumer unit. Loft hatch. Worcester combi boiler in loft.

LOUNGE 12' 11" x 10' 10" (3.93m x 3.30m)

Bright, double aspect room. Central wood burner with slate hearth. Exposed wooden floor boards. Radiator.

KITCHEN / DINING ROOM 8' 10" x 12' 11"

(2.69m x 3.93m) Double aspect room with window to side and window and door to rear with open views across to Southdown hills, allowing access to the back garden. Modern fitted kitchen. Gloss grey wall and base units with wood effect worktops. One and a quarter bowl stainless steel sink with drainer. Tiled splash backs. Four ring Bosch induction hob. Bosch electric oven under. Space for free standing fridge freezer. Space for washing machine. Ample space for dining table and chairs. Exposed wooden floor boards. Radiator.

BATHROOM 9' 4" x 5' 3" (2.84m x 1.60m)

Double ended bath in tiled surround with central taps and rainfall shower over. Close coupled W.C. Heated towel rail. Counter top basin on wood effect worktop with storage under.

BEDROOM 1 12' 5" x 9' 11" (3.78m x 3.02m)

Spacious double room with window to rear enjoying open views across to Southdown Hills. Radiator.

BEDROOM 2 10' 7" x 8' 0" (3.22m x 2.44m)

Window to front. Radiator. Currently used as home office.

OUTSIDE

FRONT GARDEN

Sloped front garden. Steps down accessing front door. Driveway parking for multiple cars. Access to rear garden.

BACK GARDEN

Private rear garden enjoying a South East aspect. Mainly laid to lawn with mature hedging. Raised deck area adjacent to kitchen enjoying an open outlook across the Southdown hills. Very useful and spacious under house storage.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B



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 B001610 Written by: Bill Bye