

Marina Drive, Brixham, TQ5 9BB



Positioned on the ever popular Marina Drive this **TWO BEDROOM BUNGALOW** is only half a mile from Brixham's town and harbour and benefits from open and sea views from the front elevation. Marina Drive itself is a quiet and friendly cul-de-sac located on the Berry Head side of town. Internally, the property is centred around a lounge / dining room with kitchen off, this room has a sliding door to the front with sea views allowing access to the raise terrace. There is a family bathroom and two bedrooms, the master bedroom having built in wardrobes and double opening patio doors to a garden balcony. A further utility room links through to the conservatory and into the rear garden. The garden itself is a sunny, private spot with a large patio area adjacent to the property with terraces flower beds and a further patio area accessed via steps. To the front of the property is a balcony / patio area enjoying sea views over the rooftops opposite. There is a large driveway and further car port area.

£345,000 Freehold

ENTRANCE HALL

Upvc front door. Tiled floor. Steps up to inner door. Upvc door to side.

STORAGE / UTILITY ROOM 11' 6" x 10' 0" (3.50m x 3.05m) Radiator. Plumbing for washing machine. Gas meter. Electric meter and consumer unit. Double opening French doors to:

CONSERVATORY 9' 7" x 6' 11" (2.92m x 2.11m) Overlooking the rear garden. Door to garden. Glass roof.

INNER HALL

Storage cupboard. Radiator.

KITCHEN / DINING / LIVING ROOM 19' 10" x 17' 4" (6.04m x 5.28m) Overall

LOUNGE / DINING AREA

Sliding patio doors with open and sea views accessed from raised terrace. Central electric fire place with marble effect surround and wooden mantle. Ample space for living and dining room furniture. Two radiators. Open to:

KITCHEN AREA 9' 4" x 7' 4" (2.84m x 2.23m)

Cream wall and base units with granite effect worktops and tiled splash backs. Stainless steel sink with drainer. Free standing gas cooker. Space for under counter fridge / freezer. Breakfast bar adjoining dining area. Worcester combi boiler. High level window to rear.

BEDROOM 1 13' 1" x 10' 2" (3.98m x 3.10m)

Double opening French doors to garden balcony. Extensive built in wardrobes. Radiator.

BEDROOM 2 11' 7" x 9' 4" (3.53m x 2.84m)

Window to rear. Radiator.

BATHROOM

Bath with folding shower screen and shower over. Basin on gloss white vanity unit with integrated W.C. Heated towel rail. Tiled walls. Skylight.

OUTSIDE

BACK GARDEN

Terraced garden with a large patio area adjacent to property. Steps up allowing access to the various terraces. Further patio at the top terrace. Raised flower beds planted with an array of plants and shrubs. Garden shed. Private garden with sunny aspect.

FRONT GARDEN

Large driveway providing parking for multiple cars. Raised terrace adjacent to property enjoying open and sea views. Further patio area and gravelled garden to front.

ENERGY PERFORMANCE RATING: E

COUNCIL TAX BAND: 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 B001770 Written by: Bill Bye