

Wolston Close, Brixham, TQ5 8LL



A **DETACHED 2 BEDROOM BUNGALOW**, offering a spacious home in a sought after location ideal for the active retired. The bright Lounge features a super angled bay window looking down the road and enjoying a sea view over the Bay and double doors give access into a good size Dining Room. From here there is access to a spacious Conservatory and an archway through to the Kitchen fitted with attractive 'Shaker' style units. Both bedrooms are generous doubles with built in wardrobes and the spacious bathroom is fitted with both a bath and a separate shower. Battery Gardens, with its amazing sea views, is only a short level away from where the coastal footpath gives access to Fishcombe Cove. Local shops at Pillar Avenue are within walking distance and the local bus service into the town centre runs past the end of the road. With no onward chain, this home should be viewed.

£385,000 Freehold

ENTRANCE HALL. UPVC framed double glazed front door. Large airing cupboard and hall cupboard housing Vaillant gas fired central heating boiler. Hatch to loft. Radiator.

LOUNGE 16' x 14' 6" (4.88m x 4.42m) into bay reducing to 10'3". Large angled bay UPVC framed double glazed window enjoying a sea view. Tiled fireplace and hearth with fitted chrome pebble effect electric fire. Two double radiators. Folding glazed doors to:

DINING ROOM 12' plus depth of cupboards x 6' 10" (3.66m x 2.08m). Range of built in shelved cupboards across one wall. Ceramic tiled floor. Radiator. Glazed door to Conservatory. Wide arch to:

KITCHEN 12' 2" x 8' 5" (3.71m x 2.56m). Fitted with a range of cream faced "Shaker" style wall and base units with granite effect working surfaces and stone coloured tiled surrounds. Inset one and a quarter bowl composite sink. Inset four ring electric hob with built in oven under and cooker hood over. Tiled floor. UPVC framed double glazed window overlooking rear garden. Radiator.

CONSERVATORY 13' 8" x 7' 8" (4.17m x 2.34m). uPVC framed double glazed windows with double doors opening onto the garden. Electric convector heater. Door to garage.

BEDROOM 1 12' 0" x 9' 11" (3.65m x 3.02m). UPVC framed double glazed window to front with sea view. Built in wardrobe recess housing pine cupboard with cupboards over. Radiator.

BEDROOM 2 11' 10" x 9' 11" (3.60m x 3.02m). UPVC framed double glazed window overlooking rear garden. Radiator. Built in double wardrobe.

BATH AND SHOWER ROOM 8' 5" x 8' 5" (2.56m x 2.56m). A spacious room with walk-in tiled shower with Mira electric shower, white suite of panelled bath with shower attachment and shower screen, pedestal basin and close coupled W.C. Radiator and separate heated towel rail. Shaver point. Grey coloured wall tiling to three walls. Two UPVC framed double glazed windows.

OUTSIDE Wide driveway leads to:

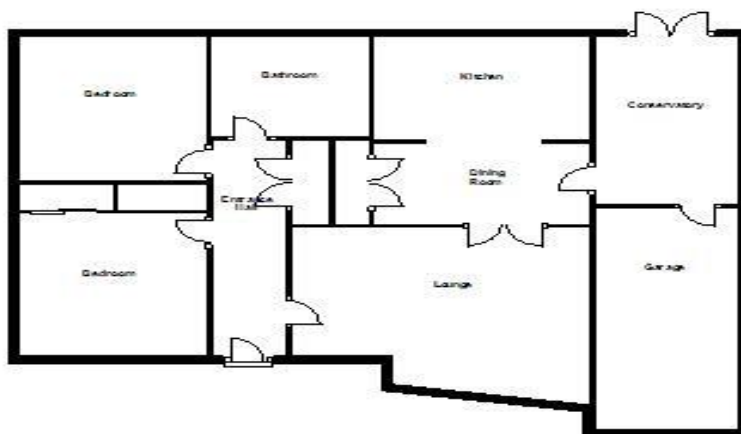
GARAGE 18' 2" x 8' (5.54m x 2.44m). Up and over door. Electric light and point. Gas and electric meters.

FRONT GARDEN. Laid for ease of maintenance with paving, chippings and shrubs. Gated path to side of bungalow.

ENCLOSED REAR GARDEN enjoying a sunny southerly aspect with paved patio adjacent to bungalow. Level lawn area with flower borders planted with mature shrubs.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE 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.

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