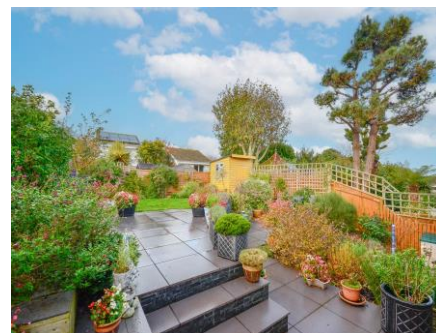


## Summerlands Close, Brixham, TQ5 0EA



Superbly presented throughout this **DETACHED SPLIT LEVEL BUNGALOW** is located in the quiet cul-de-sac of Summerlands Close enjoying open views towards Southdown Hill. The local shops are just around the corner on Summercourt Way whilst Brixham's town and harbour are roughly 1.5 miles away. On the entrance level you will find a spacious lounge with picture window to front, modern fitted kitchen with integrated appliances and large shower room with rainfall shower. The top floor provides two spacious bedrooms, the principal room enjoying open views and built in wardrobes. On the lower level the current owners have created a potential annex style room previously used for a dependant relative, but would lend itself well for a variety of users. Outside is a beautifully landscaped back garden with a large patio area, as well as inset lawn, decked area and stunning surrounding flower beds. To the front is driveway parking and gated access to the rear.

**£375,000 Freehold**

## PORCH

Upvc framed door and glazed side panel. Space for shoes and coats. Tiled floor.

## HALLWAY

Large built in cupboard housing Ideal Logic boiler and additional built in store cupboard. Loft hatch.

**LOUNGE / DINING ROOM 16' 6" x 11' 6" reducing to 7'8" (5.03m x 3.50m)** Spacious room with picture window to front enjoying open views across to Southdown Hills. Wood effect laminate flooring. Radiator.

**KITCHEN 10' 9" x 8' 6" (3.27m x 2.59m)** Gloss cream wall and base units with quartz effect worktops and upstands. One and a quarter bowl stainless steel sink with drainer. Four ring Zanussi electric induction hob with cooker hood over. Electric oven under. Integrated slimline dishwasher. Space for washing machine and space for fridge freezer. Window to front. Door to rear.

**SHOWER ROOM 8' 4" x 6' 3" (2.54m x 1.90m)** Quadrant shower cubicle with rainfall shower head and panelled surround. Basin on gloss white vanity unit with LED mirror above. W.C with concealed cistern. Window to rear. Radiator. Tiled floor.

## FIRST FLOOR

**BEDROOM 1 11' 2" x 10' 6" (3.40m x 3.20m)** Spacious double room with window to front with open views across to Southdown Hills. Built in wardrobes.

**BEDROOM 2 11' 2" x 11' 1" (3.40m x 3.38m)** Window to rear overlooking garden. Freestanding wardrobe to stay. Radiator.

## LOWER LEVEL

**POTENTIAL ANNEX ACCOMMODATION 23' 6" x 10' 10" (7.16m x 3.30m) Total area** Open plan style room currently used as living / dining / bedroom. Double opening French doors to back garden. T.V and sky point. Window to front with Upvc door accessing driveway. Large built in cupboard with access to under house store, electric meter, consumer unit and solar panel control panel. Perfect for a dependant relative, older child or potential airbnb.

**SHOWER ROOM 5' 6" x 4' 10" (1.68m x 1.47m)** Shower cubicle with Mira electric shower. Close coupled W.C. Basin on gloss white vanity unit with tiled splash back. Heated towel rail.

## OUTSIDE

### FRONT GARDEN

Driveway parking. Gated access to rear. Inset lawn.

### BACK GARDEN

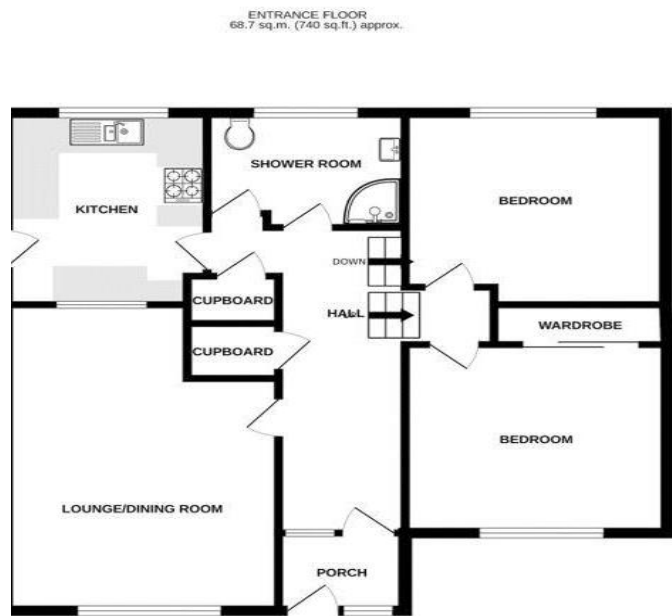
Beautifully landscaped back garden with large patio area, well stocked flower beds, central lawn raised deck enjoying a sunny aspect and further lower terrace area. Gated access to front. Outside light, tap and socket.

## SOLAR PANELS

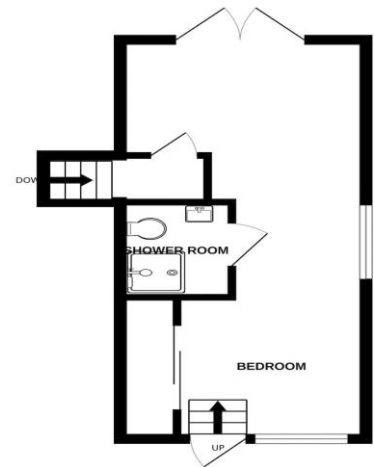
The property is fitted with solar panels positioned on the front elevation.

## ENERGY PERFORMANCE RATING: B

## COUNCIL TAX BAND: D



GROUND FLOOR  
25.2 sq.m. (271 sq.ft.) approx.



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 B001796 Written by: Bill Bye