

Elm Road, Brixham TQ5 0DH



Offered for sale with **NO ONWARD CHAIN**, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** (attached only to its neighbour by the garage) provides a wealth of potential. Located on the quiet Elm Road enjoying friendly surrounding and being roughly one and a half miles away from Brixham's town and harbour. Internally the property's layout provides a light and bright lounge to front, smartly fitted kitchen with access to the side path, central shower room and two bedrooms to the rear. To the front is driveway parking with an integral garage, whilst to the rear is a beautiful garden enjoying a sunny aspect.

£269,950 Freehold

ENTRANCE PORCH. UPVC framed double glazed entrance door. Step up to inner door opening to ...

SPACIOUS HALLWAY 13' 1" x 5' 7" (4.00m x 1.71m). Radiator. Coat cupboard with storage cupboard over.

BRIGHT & LIGHT LOUNGE 14' 11" x 11' 5" (4.55m x 3.48m) with large UPVC framed double glazed picture window overlooking the front garden and with a view to the tower of St. Mary's Church. Modern contemporary wall hung electric fire. Two radiators.

MODERN KITCHEN 13' 1" x 8' 11" (4.00m x 2.72m). Modern white Shaker style faced wall and base units with wood effect working surfaces. Breakfast bar with radiator below. Inset one and a quarter bowl sink. Inset Caple black electric hob with black splashback and Caple cooker hood over. Built-in Caple electric oven. Space for washing machine. Shelved airing cupboard housing Baxi gas fired central heating boiler. UPVC framed double glazed window and half glazed door to side.

BEDROOM 1 11' 11" x 9' 11" (3.62m x 3.02m). Good size double room. Radiator. UPVC framed double glazed window overlooking rear garden.

BEDROOM 2 9' 11" x 9' 0" (3.03m x 2.74m). Radiator. UPVC framed double glazed window overlooking rear garden.

SHOWER ROOM. Vanity unit with semi-recessed basin, concealed flush W.C. and tiled shower cubicle with Triton electric shower. UPVC framed double glazed window. Chrome radiator/towel rail. Fully tiled white tiled walls with silver border tile.

OUTSIDE

Brick paver driveway leading to ...

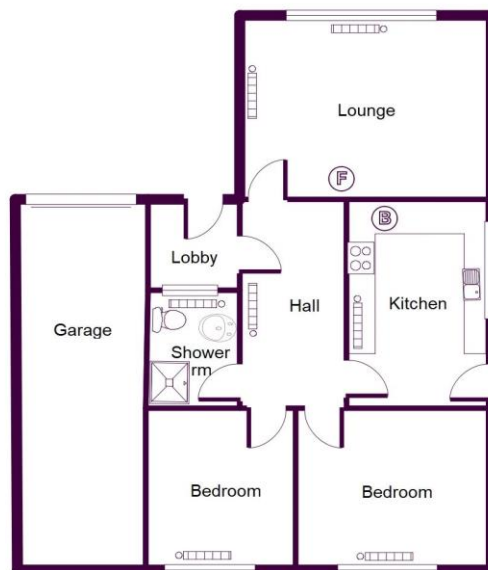
ATTACHED GARAGE 24' 2" x 8' 5" (7.36m x 2.56m). Up-and-over door. Window to rear.

FRONT GARDEN laid to flower borders with an abundance of planting with gravel pathway. Brick paver pathway leading around to the rear of the bungalow.

PRETTY REAR GARDEN with flower borders, patio area with pergola over, raised fish pond and level lawn area. Two Greenhouses.

COUNCIL TAX BAND: B

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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