

Springdale Close, Brixham, TQ5 9RL



This **TWO BEDROOM SEMI-DETACHED BUNGALOW** is located in a semi-rural position and enjoys a lovely south facing rear garden which borders onto open rolling fields. There is a good size patio area which is an ideal space to sit in the sunshine and watch the wildlife. The spacious bright Lounge/Dining Room provides ample space for seating and dining. There is a good size fitted Kitchen and a Shower Room. To the front is a driveway and a garage providing plenty of parking and storage. Gas fired central heating and UPVC framed double glazing are installed. Springdale Close is located about a mile from the town centre and harbour and there are local shops at St. Mary's Square and Castor Road. Just a short stroll leads you to Sharkham Point with its picturesque views and onto the South West Coastal Path.

£289,950 Freehold

RECESSED PORCH with UPVC framed double glazed entrance door to ...

ENTRANCE PORCH. Storage cupboard. Coat hooks. Loft hatch. Radiator.

LOUNGE/DINING ROOM 18' 10" x 10' 10" (5.74m x 3.30m) A bright spacious room with UPVC framed double glazed floor to ceiling windows overlooking front with sea peeps between houses. Ample space for seating and dining areas. Radiator.

KITCHEN 10' 8" at largest x 9' 3" (3.25m x 2.82m) Pale yellow faced shaker style wall and base units with granite effect worktops. Inset stainless steel sink and drainer. Free-standing gas cooker with cooker hood over. Spaces for washing machine and fridge/freezer. Tiled walls. UPVC framed double glazed window to front. Larder storage cupboard.

BEDROOM 1 13' 2" x 10' 10" (4.01m x 3.30m) Spacious double size room with UPVC framed double glazed window enjoying rural views over the rolling fields behind. Built-in wardrobe with sliding doors. Airing cupboard with Glow Worm gas fired central heating. Radiator.

BEDROOM 2 9' 5" x 9' 3" (2.87m x 2.82m) Currently used as a second sitting room. UPVC framed double glazed sliding door enjoying rural views and giving access to the rear garden. Radiator.

SHOWER ROOM 6' 9" x 5' 4" (2.06m x 1.62m) Quadrant shower cubicle with Triton electric shower. Pedestal washbasin and close coupled W.C. Tiled walls. UPVC framed double glazed window obscure window.

OUTSIDE

FRONT GARDEN with pedestrian approach path and steps leading to entrance door. Lawn area edged with gravel chippings. Driveway parking leading to ...

GARAGE 15' 11" x 10' 6" (4.85m x 3.20m) Roller door. Power and lighting. Outside tap.

SOUTH FACING REAR GARDEN with patio area immediately adjacent to the property creating a real sun trap and enjoying the stunning rural views overlooking the rolling fields. Wooden arch, covered with honeysuckle and clematis, giving access to lawn area with flower borders. Stone edged pond. Four water butts. Garden shed.

COUNCIL TAX BAND: C

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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