

Langley Avenue, Brixham, TQ5 9JF



Superbly presented! This **TWO BEDROOM DETACHED BUNGLAOW** is positioned on one of Brixham's prestigious roads, Langley Avenue. Its quiet and desirable location is only half a mile away from the picturesque town and harbour of Brixham.

The property is set on a large plot, with a stunning, private rear garden enjoying a sunny southerly aspect and ample off road parking to the front as well as a garage / workshop. Internally the bungalow offers two spacious double rooms both with feature bay windows and fitted wardrobes. There is a modern shower room with walk in shower, good sized lounge with log burner and sliding patio doors accessing the rear garden. The modern kitchen dining room, complete with Neff appliances also enjoys a sunny aspect with sliding doors to the garden.

£425,000 Freehold

ENTRANCE VESTIBULE

Upvc entrance door. Tiled floor. Upvc door to hall.

INNER HALL

Spacious hall. Radiator. Loft hatch with ladder accessing boarded loft with Glow-worm combi boiler fitted 2019/20.

KITCHEN / DINING ROOM 18' 4" x 11' 6" (5.58m x 3.50m)

Triple aspect room. Light grey shaker style wall and base units. Granite effect worktops with inset one and quarter bowl stainless steel sink with drainer. Tiled splash backs. Neff induction hob with cooker hood over. Neff oven and Neff oven / grill / microwave. Space for freestanding fridge freezer. Washing machine. Integrated Neff dish washer. Breakfast bar. Sliding patio doors opening to rear garden. Ample space for dining room table and chairs. Radiator. T.V point.

LOUNGE 16' 10" x 11' 11" (5.13m x 3.63m)

Central multi-fuel fire with timber mantle and slate hearth. Sliding patio doors accessing the rear garden with a sunny southern aspect. Radiator.

SHOWER ROOM 8' 5" x 7' 4" (2.56m x 2.23m)

Walk in shower with curved shower screen and Mira electric shower. Fully tiled walls and floor. Wall to wall gloss vanity unit with marble effect worktop, inset wash basin and W.C. Heated towel rail. Wall mounted LED backlite mirror fronted vanity unit. Two windows. Radiator.

BEDROOM 1 13' 1" x 11' 11" (3.98m x 3.63m)

Spacious double room with bay window to front. Fitted wardrobes and dresser. T.V point. Radiator.

BEDROOM 2 11' 0" x 10' 9" (3.35m x 3.27m)

Double room with bay window to front. Fitted wardrobes and dresser. Radiator.

OUTSIDE

REAR GARDEN

South facing garden mainly laid to patio with inset flower beds with a range of flowers shrubs and trees. Inset lawn with border dry stone wall. Large water butt. Fish pond. Access both sides of property. 2 sheds to be included in sale.

GARAGE 15' 10" x 8' 7" (4.82m x 2.61m)

Power and lighting. Up and over door. Recent rubber roof.

FRONT

Driveway parking stretching down the side of the property providing parking for multiple cars. Inset gravel with mature shrubs. Outside socket.

COUNCIL TAX BAND: D

ENERGY PERFORMANCE RATING: E



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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