

## Copythorne Park, Brixham, TQ5 8PR



Set on a sweeping level corner plot, with conifer screen hedging, a very well presented **TWO BEDROOM DETACHED BUNGALOW**. In addition to the traditional drive leading to a single garage there is a further **large off road paved parking area** accessed via a traditional five bar gate from North Boundary Road at the side of the bungalow. Internally the bungalow offers a crisp modern style with a smart gloss white faced kitchen and luxury style shower room. The through lounge has an inset log burner and both bedrooms are double size. There is gas fired central heating and double glazing. The level garden is a particular feature wrapping around the bungalow with a sweeping lawn and various trees and other planting, plus a large private deck tucked away at the back. Copythorne Park is a sought after spot. It is an easy level walk to the various local shops. The town centre and harbour are just over a mile away, with country walks at Churston virtually on the doorstep. The property is offered for sale chain free.

**£425,000 Freehold**

**SQUARE ENTRANCE HALL 11' 0" x 6' 3" (3.35m x 1.90m)** Double glazed front door and side panel. Oak laminate flooring. Linen cupboard with gas fired boiler. Loft hatch.

**THROUGH LOUNGE/DINING ROOM 17' 2" x 12' 0" (5.23m x 3.65m)** Sliding patio door opens onto the garden. Fireplace recess with fitted log burner and stone hearth. Wide open arch to:

**KITCHEN 10' 9" x 6' 4" (3.27m x 1.93m) overall** Fitted with a comprehensive range of gloss white wall and base units with grey granite effect worktops and up stands. Stainless steel sink. Four ring gas hob with hood over and electric oven under. Space for fridge/freezer.

**BEDROOM 1 11' 10" x 10' 10" (3.60m x 3.30m)**

**BEDROOM 2 9' 0" x 8' 10" (2.74m x 2.69m) plus door recess**

**SHOWER ROOM/W.C.** Easy care marble effect laminate wall boarding. Large walk in shower. Basin in vanity unit and concealed flush W.C. Illuminated medicine cabinet and illuminated mirror. Shaver point. Twin extractor fans.

**OUTSIDE.** Driveway from Copythorne Park leads to:

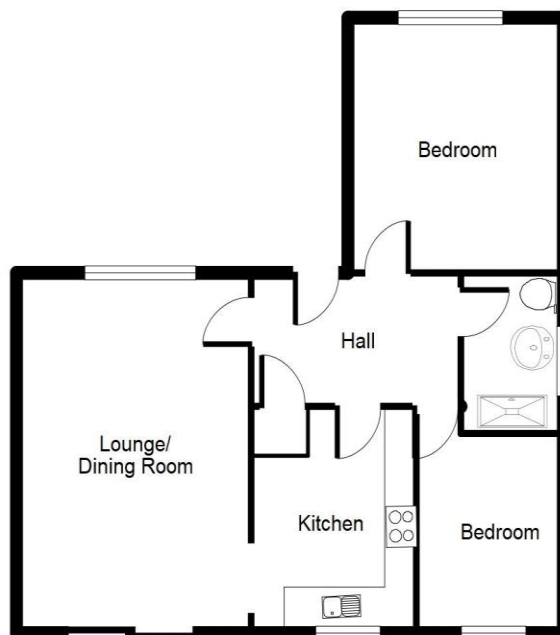
**SINGLE GARAGE.** Up and over door. Side personal door. Power and light. Outside tap.

**LARGE PAVED PARKING SPACE** to the side of the bungalow accessed from North Boundary Road via a five bar gate.

**GARDEN.** Sweeping level garden to the side and front of the bungalow with screen hedging, lawn and various inset shrubs and trees. Enclosed area of garden to the rear with large timber deck, lawn and hedging.

**COUNCIL TAX BAND C**

**EPC RATING 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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