

Northfields Lane, Brixham, TQ5 8RS



A quite delightful older style **THREE BEDROOM DETACHED BUNGALOW** standing on a generous size corner plot enjoying both sunshine and open views over Higher Brixham and the fields of Southdown Hill. The bungalow offers well proportioned accommodation which is entered via a wide entrance hallway. The double aspect lounge/dining room with its bay window is a particular feature. The kitchen/breakfast room, with utility space off, provides ample space. All three bedrooms are doubles, complimented by a tiled shower room and separate cloakroom. There is gas central heating and double glazing. The garden is deceptively large with ample parking and turning space plus a single garage with garden room behind. The property is offered for sale with no chain and provides a new owner with a great opportunity to create a most comfortable and special home. The town centre and waterfront are less than half a mile away with the "Number 12" main bus route just at the bottom of the hill.

£395,000 Freehold

ENTRANCE LOBBY. Double glazed front door and side panels. Glazed inner door to:

WIDE ENTRANCE HALL. Large hall cupboard. Airing cupboard. Loft hatch.

LOUNGE/DINING ROOM 24' 10" x 10' 10" (7.56m x 3.30m) increasing to 12'7" into bay A super double aspect room with an open view. Brick faced fire place with tiled hearth flanked by twin display alcoves.

KITCHEN/BREAKFAST ROOM 12' 0" x 11' 0" (3.65m x 3.35m) overall enjoying an open aspect towards Southdown Hill. Fitted wall and base units with weave effect facings and wood grain effect work tops with tiling above. Stainless steel sink. Spaces for cooker, fridge and slim line dishwasher. Walk in pantry. Cupboard housing gas boiler.

REAR LOBBY/UTILITY 7' 4" x 4' 3" (2.23m x 1.29m) Plumbing for washing machine. Door to garden.

BEDROOM 1 13' 2" x 11' 3" (4.01m x 3.43m) Built in double wardrobe.

BEDROOM 2 13' 4" x 11' 3" (4.06m x 3.43m) overall Built in wardrobe.

BEDROOM 3 9' 8" x 8' 9" (2.94m x 2.66m)

SHOWER ROOM. Tiled walls. Large walk in shower enclosure. Pedestal basin.

CLOAKROOM/SEPARATE W.C.

OUTSIDE

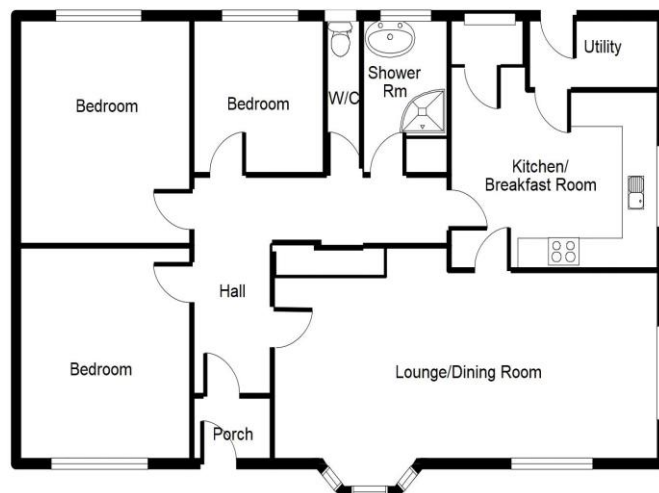
GARAGE AND PARKING. Double gates and separate pedestrian gate open onto a generous size parking and turning space leading to **ATTACHED GARAGE** with a **GARDEN ROOM** behind. There is a further parking area to the side of the garage.

GARDEN. The garden wraps around all sides of the bungalow with lawns, mature trees, shrubs, hedging and other planting. There is a raised **TERRACE** on the westerly facing elevation of the bungalow enjoying a southerly open aspect. **GREENHOUSE.**

COUNCIL TAX BAND E

EPC RATING D

NOTE Contained within the curtilage of the property, at the top corner of the garden, is a South West Water vent pipe.



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 B0013073 Written by: Jonathan Bye.