

Chestnut Drive, Brixham, TQ5 0DD



A traditional **TWO BEDROOM SEMI DETACHED BUNGALOW**, joined only by its garage, with a long front garden and a virtually level rear garden, located towards the lower end of Chestnut Drive. The bungalow offers well proportioned accommodation with the added bonus of a full width, southerly facing, conservatory at the rear. The long garden and driveway is a particular feature providing ample off road parking. There is gas fired central heating and double glazing. However the bungalow is now in need of some re-fitting and re-finishing thus offering its next owners the opportunity to create a home to their own taste and specification. The property is in a handy location. The local bus service passes the gates. Local shops at St Mary's Square are within level walking distance, with the town centre and waterfront being just over a mile away. The other Torbay towns are easily reached via nearby Monksbridge. The property is offered for sale with no upward chain.

£259,950 Freehold

PORCH ENTRANCE. Double glazed door to:

ENTRANCE HALL. 13' 0" x 5' 9" (3.96m x 1.75m)

Hall cupboard.

LOUNGE 15' 0" x 11' 4" (4.57m x 3.45m) Picture window to the front. Fitted fire surround with living flame gas fire.

KITCHEN/BREAKFAST ROOM 13' 0" x 8' 9" (3.96m x 2.66m) Fitted with a range of light oak faced wall and base units with granite effect work tops with tiling above. Stainless steel sink. Spaces for washing machine, cooker and fridge/freezer. Door to:

SIDE PORCH 15' 10" x 3' 5" (4.82m x 1.04m)

Doors to front and rear.

BEDROOM 1 11' 10" x 10' 0" (3.60m x 3.05m)

BEDROOM 2 10' 0" x 8' 10" (3.05m x 2.69m)

Sliding patio door opens to:

CONSERVATORY 19' 0" x 5' 10" (5.79m x 1.78m)

uPVC double glazed over looking the garden. Door to garden.

BATHROOM/W.C. Panelled bath in tiled surround with shower and shower screen. Basin in vanity unit with cupboard over. Low level W.C.

OUTSIDE

PARKING AND GARAGE. Double gates open onto a long approach driveway leading to:

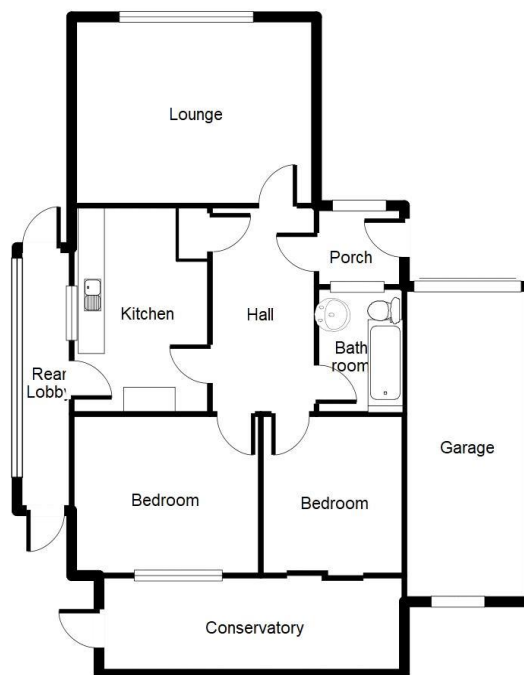
ATTACHED GARAGE 18' 3" x 8' 0" (5.56m x 2.44m) Up and over door. Gas fired boiler. Window to rear. Loft hatch. Power, light and tap.

GARDEN. Front garden with lawn and inset shrubs. Enclosed, southerly facing rear garden with lawn, paving and shrubs. Small **GARDEN STORE.**

COUNCIL TAX BAND B

EPC RATING C

BROADBAND AND MOBILE PHONE The Ofcom website shows that there is broadband available but some limitation on mobile phone coverage inside.



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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