

## Pine Close, Brixham, TQ5 0DJ



This spacious **TWO BEDROOM DETACHED BUNGALOW** is located in the quiet cul-de-sac of Pine Close. It is set in beautifully landscaped surrounding gardens with a large driveway and garage to front and secluded garden to rear offering patio seating areas, central lawn and an array of colourful planting. The garden is connected to the property via a spacious, heated conservatory used as the dining area open to the fitted kitchen with cream units. To the side is a further conservatory used as an occasional bedroom / home office. The lounge benefits from a central fireplace and picture window overlooking the front garden. There are two spacious double bedrooms and a shower room. Pine Close itself is a tranquil setting roughly a mile away from Brixham's town and harbour. Internal viewing is needed to see the space on offer.

**£385,000 Freehold**

## ENTRANCE HALL

Upvc door with glazed panel to side. Airing cupboard housing Worcester gas boiler.

## LOUNGE 15' 9" x 11' 10" (4.80m x 3.60m)

Picture window to front. Central gas fire with marble style surround. Radiator.

## KITCHEN 9' 11" x 9' 10" (3.02m x 2.99m)

Cream wall and base unit with granite effect worktops and tiled splash-backs. Stainless steel sink with drainer. Space for freestanding cooker with gas hob and cooker hood over. Space for dishwasher, washing machine and freestanding fridge freezer. Open to:

## DINING ROOM CONSERVATORY 12' 4" x 9' 3" (3.76m x 2.82m)

Dwarf wall with windows above. Double opening French doors to rear patio. Tiled floor. Radiator.

## SIDE CONSERVATORY 16' 7" x 7' 7" (5.05m x 2.31m)

Upvc door to garden. Two large windows to side. Radiator.

## BEDROOM 1 11' 10" x 9' 0" to wardrobes (3.60m x 2.74m)

Extensive built in wardrobes. Window to rear. Radiator.

## BEDROOM 2 10' 10" x 8' 11" (3.30m x 2.72m)

Window to rear. Radiator.

## SHOWER ROOM

Walk in style shower with glass screen. Pedestal wash basin. Close coupled W.C. Window to rear. Radiator. Fully tiled walls.

## OUTSIDE

### FRONT GARDEN

Brick paved driveway creating parking for multiple cars. Front garden landscaped with gravel and inset mature shrubs creating a low maintenance area.

### GARAGE 23' 11" x 8' 0" (7.28m x 2.44m)

Up and over door as well as pedestrian door to rear. Window to side. Power and lighting. Gas meter.

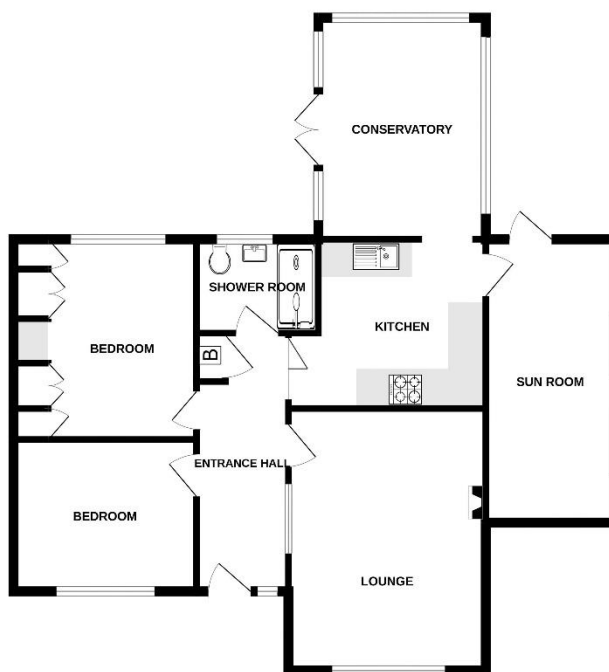
### BACK GARDEN

Beautifully landscaped garden with a spectacular planted backdrop. Sunny south aspect and private setting. Large patio area adjacent to the property. Central lawn. Raised patio. Well stocked border flower beds. Garden shed. Outside tap. Gated access to front and drive.

## COUNCIL TAX BAND: C

## ENERGY PERFORMANCE RATING: D

GROUND FLOOR  
82.5 sq.m. (889 sq.ft.) approx.



TOTAL FLOOR AREA: 82.5 sq.m. (889 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metaphor C2204



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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