

Meadow Park, Brixham, TQ5 8NX



A well cared for **TWO BEDROOM DETACHED BUNGALOW** standing in a delightful sheltered garden and enjoying a westerly aspect at the front in this short cul-de-sac just off the top of Lindthorpe Way. The bungalow offers a comfortable home with gas central heating and double glazing installed. The lounge/dining room is bright and airy by virtue of its corner bay window. The kitchen is fitted with a full range of built in and integrated appliances. Both bedrooms are doubles with the shower room being neatly fitted. The sheltered rear garden is a particular feature with its lawn and seating area. There is a double width driveway plus a handy additional hard standing adjacent to the garage. The local bus passes the end of the road. Local shops are within level walking distance with the spectacular coastal scenery of Battery Gardens being just a little further. The property is offered for sale chain free.

£298,000 Freehold

ENTRANCE PORCH. Double glazed front door and windows. Glazed inner door to:

ENTRANCE HALL. Hall cupboard and airing cupboard.

INNER HALL. Loft hatch.

LOUNGE/DINING ROOM 18' 6" x 12' 0" (5.63m x 3.65m) Corner bay window with an open aspect. Feature fireplace with living flame fire in "marble" surround and hearth.

KITCHEN 11' 10" x 8' 3" (3.60m x 2.51m) Fitted on three walls with a comprehensive range of wood grain effect faced wall and base units with marble effect work tops and ceramic tiling above. Four burner gas hob with concealed hood above. Built in electric double oven. Integrated fridge and freezer. Space for washing machine. Door to:

REAR LOBBY. Door to front. Cupboard housing gas fired boiler and hot water cylinder.

BEDROOM 1 11' 9" x 9' 1" (3.58m x 2.77m) overall

BEDROOM 2 8' 7" x 10' 6" (2.61m x 3.20m)

SHOWER ROOM 8' 5" x 4' 10" (2.56m x 1.47m) Ceramic wall tiling. Walk in shower enclosure with easy care laminate wall boarding. Basin and W.C. in bathroom unit with illuminated mirror over. Heated towel rail. Tiled floor.

OUTSIDE

GARAGE & PARKING. Double width driveway with additional hard standing.

INTEGRAL GARAGE. Up and over door.

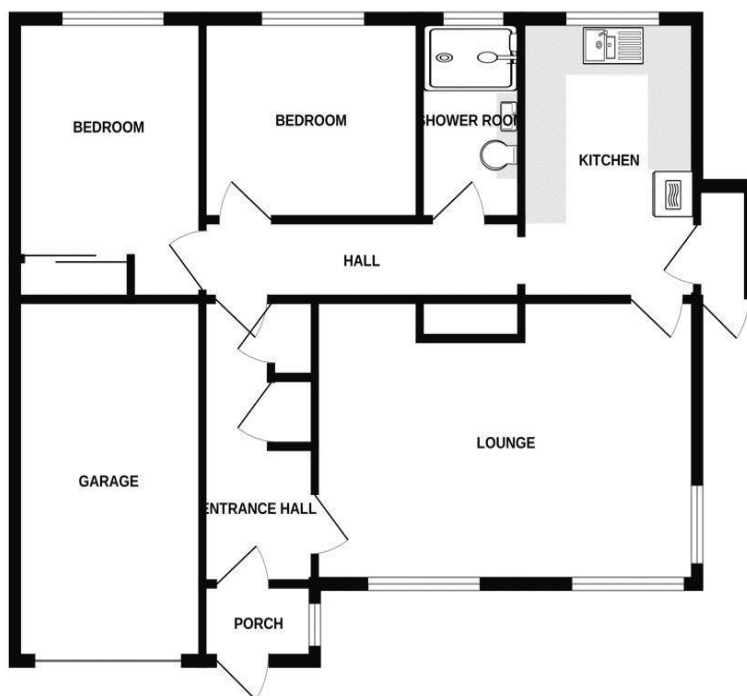
GARDEN. The bungalow is set in a delightful garden which has been well tended. The front lawn is edged by borders. Paths either side of the bungalow leads to the sheltered rear garden enclosed by fencing. Central lawn edged by a raised border. Corner patio seating area. A most pleasant outside space.

COUNCIL TAX BAND C

EPC RATING D.

BROADBAND AND MOBILE COVERAGE

Available in this area according to Ofcom website.



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 B0013125 Written by: Jonathan Bye.