

## Copythorne Road, Brixham, TQ5 8QE



Positioned on an exceptionally large corner plot, this **THREE BEDROOM DETACHED BUNGALOW** enjoys a private, sunny rear garden wrapping around the property, the main area is arranged across two terraces with a spacious patio with open views, inset lawn and further gravel area. There is also a single **GARAGE** with parking to the front. Internally, the property is centred around a bright and spacious triple aspect lounge / dining room with access to the kitchen and into the rear garden. A modern family bathroom and three good sized bedrooms complete the accommodation. Brixham's town and harbour is roughly a mile away, with the local bus passing the door and the local shop within walking distance at Cambridge Road. Internal viewing is highly recommended.

**£425,000 Freehold**

## ENTRANCE HALL

UPVC framed double glazed door with frosted glass. Built in store cupboard. Fitted service cupboard. Loft hatch (with pull down ladder - boarded loft, has light and insulated). Radiator.

**LOUNGE / DINER 22' 3" x 18' 10" reducing to 11' 10" (6.78m x 5.74m)** Triple aspect L shaped layout with ample space for living and dining furniture. Two radiators.

## KITCHEN 9' 10" x 8' 9" (2.99m x 2.66m)

Fitted beech wood effect wall and base units with black granite effect worktops and inset one and a half bowl stainless steel sink with drainer. Space for fridge, freezer and dishwasher. Freestanding oven with electric induction hob and cooker hood over. Built in cupboard housing 'Worcester' combi gas fired boiler. UPVC framed double glazed door to:

## REAR LOBBY

UPVC framed double glazed door to rear garden with matching surround. Space for washing machine.

## BEDROOM 1 11' 11" x 10' 9" (3.63m x 3.27m)

Dual aspect room. Radiator.

## BEDROOM 2 9' 11" x 9' 8" (3.02m x 2.94m)

Dual aspect room. Radiator.

## BEDROOM 3 10' 5" x 7' 7" (3.17m x 2.31m)

Radiator.

## SHOWER ROOM 7' 10" x 5' 4" (2.39m x 1.62m)

Corner shower. Close coupled W.C. Pedestal wash basin. Heated towel rail.

## OUTSIDE

### GARAGE 15' 9" x 8' 0" (4.80m x 2.44m)

Up and over door with pedestrian door to side. Power and lighting.

### FRONT GARDEN

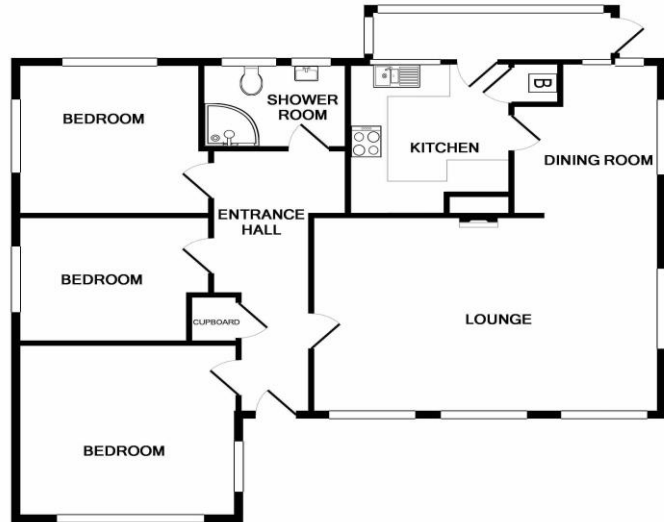
Surrounding lawned garden with mature boundary hedge. Off road parking in front of garage.

### REAR GARDEN

Fully enclosed, private garden wrapping around the property with gated access to both sides. Large patio area adjacent to kitchen enjoying an open and sunny aspect. Lower gravelled terrace. Space for table and chairs. Covered area adjacent to garage.

**ENERGY PERFORMANCE RATING: E**

**COUNCIL TAX BAND: D**



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## 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 B001708 Written by: Bill Bye