

Maple Close, Brixham, TQ5 0DX



Nestled in the lower corner of this popular close, a generously proportioned attractive **TWO BEDROOM SEMI DETACHED BUNGALOW** with an unexpectedly large garden behind. The entrance porch opens to a large, southerly facing lounge/dining room, which is adjoined by a practical kitchen. Both bedrooms are doubles with a neatly finished shower room adjacent. There is a partly shared driveway to the front offering off road parking leading in turn to the garage. Below the bungalow are 2 useful under house stores. There is gas fired central heating and double glazing, the new owner will probably want to refit and redecorate to their personal taste. The large side and rear garden are a particular feature to note, enclosed by fencing and mainly laid to lawn for ease of maintenance. A handy footpath at the end of Maple Close leads to Milton Street with its associated bus route. The town centre and waterfront of Brixham are less than two miles away, with nearby Summer Lane providing easy entry and exit to and from Brixham. The property is offered for sale with no chain.

£279,950 Freehold

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Brochure



ENTRANCE PORCH. Composite front door and double-glazed windows. Glazed inner door opens to:

LOUNGE/DINING ROOM 18' 9" x 16' 2" (5.71m x 4.92m) maximum... Picture window to the front with an open aspect. Reformite stone fire surround with an attractive electric Coal-Glow fire. Glazed screen and door to:

KITCHEN 9' 10" x 9' 0" (2.99m x 2.74m) Cream faced wall and base units with granite effect work tops and tiling above. Stainless steel sink. Fitted four ring Siemens induction electric hob with concealed ventilation hood. Built-in Siemens Combination Microwave-Oven. Washing machine and fridge. Door to side.

INNER HALL. Built in cupboard. Loft hatch.

BEDROOM 1 13' 2" x 10' 10" (4.01m x 3.30m)
Built in double wardrobe. Boiler & Airing cupboard. Open aspect.

BEDROOM 2 13' 2" x 9' 10" (4.01m x 2.99m)
Open aspect.

SHOWER ROOM/W.C. 9' 9" x 5' 4" (2.97m x 1.62m) Walk-in tiled corner electric shower enclosure. Basin and W.C. in bathroom unit. Heated towel rail.

OUTSIDE - DRIVEWAY & PARKING. Partly shared approach driveway providing off road parking leads to **INTEGRAL GARAGE** with automatic roller door.

GARDEN Landscaped front garden finished with stone chippings. Gate to side leads to side entrance with steps down to large side and rear corner plot garden. Lawn and shrubs enclosed by fencing.

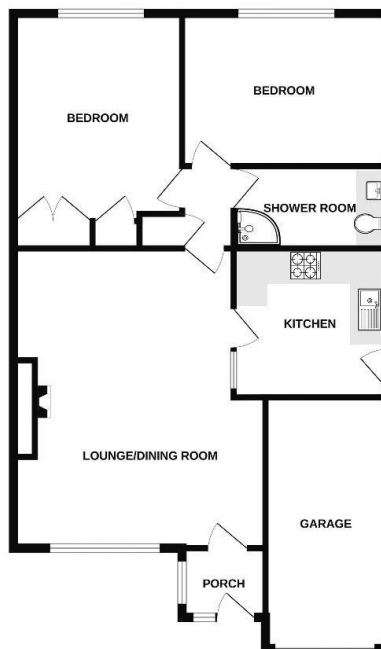
2 EXTERNAL UNDER HOUSE STORES

COUNCIL TAX BAND C

EPC RATING D

BROADBAND & MOBILE COVERAGE
Broadband available, good 4G Mobile coverage.

GROUND FLOOR
83.4 sq.m. (898 sq.ft.) approx.



TOTAL FLOOR AREA: 83.4 sq.m. (898 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or condition.
Made with MapInfo 12.0.24



LAYOUT GUIDE ONLY – NOT TO SCALE

All appliances and fixed equipment mentioned in this sales document are, according to the current owners, fully functional but have not been individually tested by Eric Lloyd & Co. (Churston) Ltd. We may receive an introductory fee on recommendations for professional services.

Ref B0012711 Written by: Jonathan Bye

Scan here for 2 min YouTube house walk-through video

