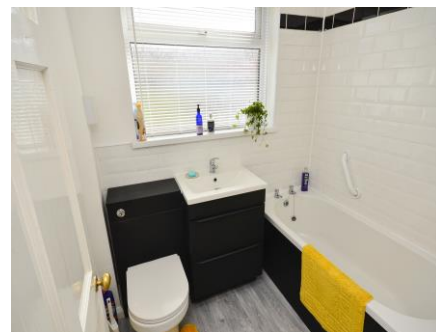


## Hill Head Park, Brixham, TQ5 0HG



Immaculately presented throughout, this **THREE BEDROOM DETACHED CHALET STYLE BUNGALOW** is ready to move into. The property is well located on the tranquil Hill Head Park providing a rural feel and allowing easy access to both Brixham town and harbour, as well as Kingswear and the River Dart. Internally, the property provides a modern fitted kitchen with range style oven, well presented bathroom, spacious lounge with an open outlook and separate dining room / third bedroom. On the first floor are two spacious bedrooms one with en-suite, the other with en-suite W.C and stunning open and sea views over the town below. Outside is a beautifully presented garden with patio area adjacent to the property with inset lawn, to the front is a spacious resin driveway and 35' long garage / workshop.

**£380,000 Freehold**

## ENTRANCE HALL

Upvc front door. Engineered oak flooring. Radiator.

## LOUNGE 19' 5" x 14' 0" narrowing to 10'3 (5.91m x 4.26m)

Spacious double aspect room with window to side and window and door to back garden. Engineered oak flooring. Under stairs cupboard. Two radiators. Stairs to first floor.

## KITCHEN 15' 5" x 9' 9" (4.70m x 2.97m)

Window to rear. Range of white wall and base units with granite worktops over. Inset one and quarter white ceramic sink with tiled splashback. Range style cooker with cooker hood over. Slide out bins. Space for dishwasher, fridge/freezer and washing machine. Cupboard housing 'Ideal Logic' gas fired boiler fitted 2021. Space for dining room table and chairs. Electric under floor heating.

## DINING ROOM / BEDROOM 3 9' 6" x 9' 3" (2.89m x 2.82m)

Window to front. Engineered oak flooring. Radiator.

## BATHROOM 6' 11" x 5' 5" (2.11m x 1.65m)

Window to side. Suite comprising of bath with tiled surround. Pedestal wash hand basin. Low level w.c. Radiator.

## FIRST FLOOR

### BEDROOM 1 12' 0" to wardrobes x 9' 11" (3.65m x 3.02m)

Spacious double room with window to rear with an open outlook and sea views. Built in wardrobes. Access to eaves storage. Radiator. Door to:

### EN-SUITE / SHOWER ROOM 5' 4" x 5' 1" (1.62m x 1.55m)

Window to side. Shower cubicle with tiled surround. Low level W.C. Pedestal wash hand basin. Radiator. Storage cupboards.

### BEDROOM 2 11' 4" x 11' 0" (3.45m x 3.35m)

Spacious double room with window to front. Airing cupboard with radiator. Built in storage cupboard. Radiator. Door to:

### EN-SUITE W.C.

Window to side. Low level w.c and pedestal wash hand basin.

## OUTSIDE

### FRONT GARDEN

Resin finished drive with parking for multiple cars. Front lawn with beech hedges. Outside tap. Underground gas tank for boiler.

### GARAGE/WORKSHOP 35' 5" x 7' 3" (10.79m x 2.21m)

Perfect workshop space. Window to rear and pedestrian door to side. Up and over door. Power and lights. Pedestal basin.

### REAR GARDEN

Steps down to patio adjacent to property enjoying a sunny aspect. Inset lawned area with perimeter path. Outside tap. Timber shed. Gated access to front.

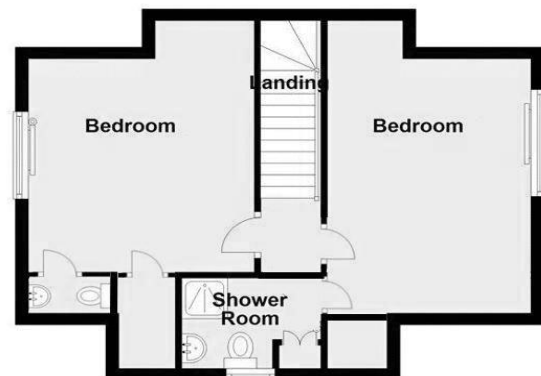
**COUNCIL TAX BAND: C**

**EPC RATING: E**

**Ground Floor**  
Approx. 57.9 sq. metres (622.8 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (454.4 sq. feet)



## 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 B001541 Written by: Bill Bye