

Ranscombe Road, Brixham, TQ5 9UP



A spacious, **DETACHED, THREE BEDROOM BUNGALOW** which enjoys some sea views over Brixham and offers rare parking and large garage in this sought after address, just a short walk way from Brixham town center, the busy harbour and pretty marina. Berry Head nature reserve and the South West coastal footpath are also within walking distance.

The Bungalow which has been in the same family ownership since being constructed in 1967, offers lots of scope for a new owner to put their own stamp and design on, with generous size accommodation including large living room, kitchen and utility room. There are as mentioned, three bedrooms, family bathroom and separate w.c. To the outside of the bungalow a small lawn leads from the front of the bungalow around to the side. There is ample parking space to the front and large garage/workshop (requiring renovation). Viewing is highly recommended.

£430,000 Freehold

Recessed entrance door opens to:

ENTRANCE HALL.

Radiator. Double cloaks/storage cupboard. Airing cupboard housing hot water cylinder. Doors to:

LIVING ROOM. 17' 4" x 13' 4" (5.28m x 4.06m)

Dual aspect double glazed windows one enjoying some distant sea views. Two radiators. Wall mounted gas fire.

KITCHEN. 13' 2" + door recess x 9' 11"

(4.01m x 3.02m)

Range of white faced wall and base cupboards, working surfaces and stainless steel sink with double drainer. Zanussi freestanding cooker. Space for fridge/freezer. Space for washing machine and tumble dryer. Serving hatch to living room. Double glazed window and door to outside.

UTILITY ROOM. 7' 8" x 5' 6" (2.34m x 1.68m)

Built in cupboards and storage space. Stainless steel sink and drainer. Wall mounted "Biasi" boiler. Double glazed window.

SEPARATE W.C.

White concealed flush W.C. Double glazed window.

BEDROOM 1. 15' 3" x 9' 11" (4.64m x 3.02m)

Built in double wardrobe and vanity shelf with pedestal washbasin. Radiator. Double glazed window.

BEDROOM 2. 11' 10" x 12' 2" (3.60m x 3.71m)

Double glazed window. Radiator. Built in wardrobes.

BEDROOM 3. 8' 5" x 10' 1" (2.56m x 3.07m) max.

Double glazed window. Radiator. Built in double wardrobe and shelving.

BATHROOM/W.C.

White suite comprising panelled bath with central mixer tap and pump assisted shower attachment. Pedestal wash basin with mirror and light over. Tiled walls. Double glazed window.

OUTSIDE.

Ample driveway parking for 3/4 vehicles leading to:

GARAGE/WORKSHOP. 20' 11" x 12' 5" (6.37m x 3.78m) irregular shape decreasing

Requiring some repair.

GARDENS.

The bungalow has a hedge boundary to the front and side along with small areas of lawn and flowerbeds. Ideal low maintenance! To the rear a wide pathway leads around the bungalow joining to the driveway area at front.

ENERGY RATING: C

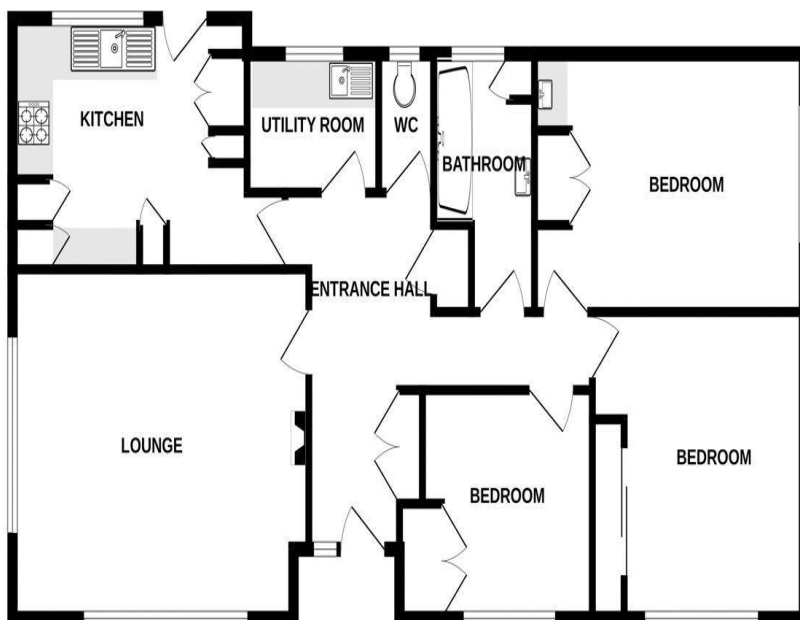
COUNCIL TAX BAND: D

SOLAR PANELS

Owned solar panels have been fitted to the bungalow.

NOTE: We are informed that all mains services are connected.

The Ofcom website indicates that there is good broadband and mobile coverage in this area.



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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