

Ranscombe Road, Brixham, TQ5 9UP



Now available, is this spacious 3-bedroom **DETACHED BUNGALOW** with ample parking and some sea views. In need of improvement to meet modern standards it would make an ideal project yet still provide a comfortable home to live in a much sought after location. The bungalow is only a short walk away from Brixham town centre, the bustling harbour and the 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, provides ample opportunity for a new owner to add their personal touch, featuring generous living space that includes a large living room, kitchen and utility room. Posticino has three Bedrooms, a family bathroom and a separate W.C. Outside, a small lawn extends from the front of the bungalow around to the side. There is plenty of parking available at the front, along with a large garage and workshop that need renovation. Viewing is highly recommended.

£360,000 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 "Baxi" 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.

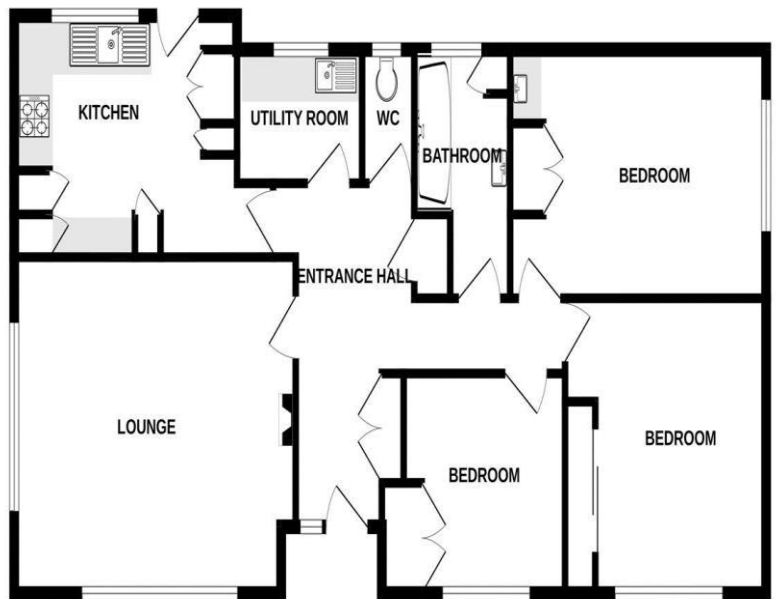
GARDENS The bungalow has a hedge boundary to the front and side along with small areas of lawn and flowerbeds. Ideal low maintenance! To the rear a wide pathway leads around the bungalow joining to the driveway area at front.

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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