

## Heath Park, Brixham, TQ5 9BJ



Located in a premier area of Brixham, this is one of very few properties benefiting from a long driveway and good-sized garage, only a five minute stroll from the marina, harbour and town. This **TWO BEDROOM SEMI-DETACHED BUNGALOW** enjoys quiet and peaceful surroundings, well planted gardens and driveway, as well as garage parking, all with the added benefit of **NO ONWARD CHAIN**. The cul-de-sac location provides a perfect balance between tranquil surroundings yet proximity to the picturesque town, harbour and marina of Brixham. In the other direction some incredible walks in Berry Head Nature Reserve and the South West Coastal path are all an easy walk from the doorstep. Internally the bungalow offers a lounge with bay window and central fireplace, spacious kitchen / diner with access to the rear conservatory, as well as two double bedrooms and a modern shower room. Central heating is powered by a Worcester gas boiler and there is Upvc double glazing throughout. The property also offers a detached garage and great potential. Internal viewing is highly recommended.

**£320,000 Freehold**

## ENTRANCE HALL

Upvc entrance door to entrance hall. Radiator. Cupboard housing electric consumer unit.

## LOUNGE 11' 0" x 17' 6" into bay (3.35m x 5.33m)

Bay window to front overlooking the garden. Chimney breast with electric fire and marble surround (gas fire could easily be reinstated). Inset shelves either side of chimney breast. Radiator.

## KITCHEN / DINER 11' 2" x 9' 10" (3.40m x 2.99m)

Wood effect wall and base units with complimenting worktops. Inset stainless steel sink with drainer and tiled splashbacks. Electric oven with cooker hood over. Washing machine. Under counter fridge and separate freezer. Window to side. Radiator. Ample space for dining table and chairs. Sliding patio door to:

## CONSERVATORY 11' 11" x 7' 9" (3.63m x 2.36m)

Glazing to three sides with double opening French doors to garden and single door to driveway. Electric sockets.

## BEDROOM 1 13' 0" x 10' 4" (3.96m x 3.15m)

Large built in sliding door wardrobes. Door to rear garden. Radiator.

## BEDROOM 2 11' 1" x 9' 2" (3.38m x 2.79m)

Window to front. Radiator. Currently laid out as twin room.

## SHOWER ROOM 8' 11" x 6' 6" (2.72m x 1.98m)

Shower cubicle with Mira electric shower. Close couple W.C. Basin in vanity unit with wall mounted mirror above. Fully tiled walls. Storage cupboard. Two heated towel rails. Two windows.

## OUTSIDE

### BACK GARDEN

Mainly landscaped to form a large sunny patio. With border flower beds and mature shrubs. Fully enclosed space. Gated access to drive. Wooden store behind garage.

### GARAGE 20' 3" x 9' 9" (6.17m x 2.97m)

Electric up and over garage door. Power and lighting. Pedestrian door to side.

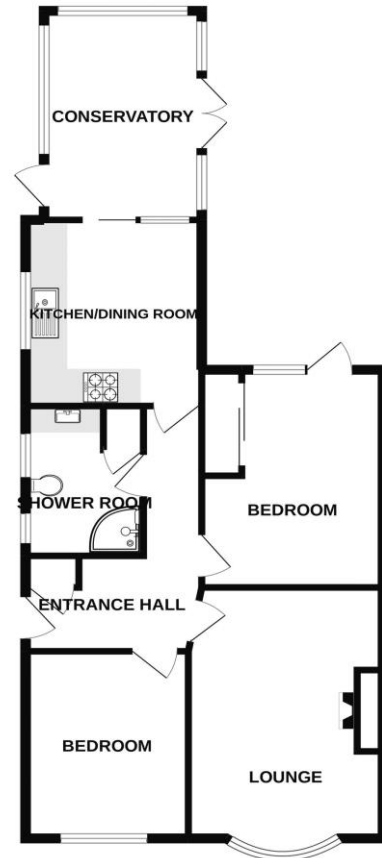
### FRONT GARDEN

Long driveway with parking for multiple cars. Garden with inset realistic artificial grass, colourful, well planted border flower beds.

### ENERGY PERFORMANCE RATING: D

### COUNCIL TAX BAND: C

GROUND FLOOR  
70.8 sq.m. (762 sq.ft.) approx.



TOTAL FLOOR AREA : 70.8 sq.m. (762 sq.ft.) approx.  
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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.

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