

Lichfield Drive, Brixham, TQ5 8DN



NO CHAIN Offering huge potential for improvement, this spacious and flexible **DETACHED CHALET STYLE BUNGALOW** which now requires refurbishment throughout, provides a huge opportunity for a purchaser to create their perfect home. The deceptive bungalow has three ground floor bedrooms and a shower room/w.c. along with two additional loft rooms. The living space provides spacious lounge, dining room, and large 'L' shape kitchen with conservatory leading off. Outside there is a landscaped garden to the front with driveway parking and attached garage, to the rear of the garage past a further driveway stands a secondary prefabricated garage. The rear garden is a nice size and is just waiting for some TLC. The bungalow is also fitted with solar panels. Lichfield Drive is located on the popular Furzesham side of Brixham and is approximately one mile away from the town centre, harbour and marina. Local convenience store with sub post office is at near-by Cambridge Road. A regular bus service to the town runs along Lichfield Drive.

£335,000 Freehold

ENTRANCE PORCH Double glazed windows and entrance door. Tiled floor.

SPACIOUS ENTRANCE HALL Good size entrance hall with spiral staircase up to the two loft rooms. Double airing cupboard housing hot water cylinder.

LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m) Double glazed window to front with an outlook across to Southdown Hill. Fire surround with electric fire. Two recessed alcoves with display shelving. Radiator. Wide square opening to:

DINING ROOM 10' 3" x 11' 7" (3.12m x 3.53m) Radiator. Sliding doors open to:

'L'-SHAPED KITCHEN 18' 7" x 7' 3" (5.66m x 2.21m) + 10' 4" x 8' 3" (3.14m x 2.51m) A large 'L' shaped kitchen fitted with a good range of white faced base cupboards with roll edge working surfaces and inset one and a half bowl stainless steel sink and drainer. Spaces for white goods and plumbing for washing machine. Freestanding Hotpoint electric cooker. Fitted electric hob with cooker hood over. Wall mounted 'Baxi' boiler. Two double glazed windows and doors to the side Porch and Conservatory.

CONSERVATORY 11' 4" x 8' 11" (3.45m x 2.72m) Double glazed windows and french doors to the rear garden.

BEDROOM 1 12' 6" x 12' 3" (3.81m x 3.73m) Double glazed window to front aspect. Radiator.

BEDROOM 2 9' 2" x 11' 3" (2.79m x 3.43m) Fire surround with electric fire. Double glazed window.

BEDROOM 3 10' 1" x 7' 4" + door recess (3.07m x 2.23m) Double glazed window. Radiator.

SHOWER ROOM/W.C. Comprising walk in shower with glazed screen to side and fitted independent electric shower. Close coupled W.C. White vanity unit with inset washbasin. Tiled walls. Double glazed window. Radiator.

Spiral staircase leads from the entrance hall to first floor landing area.

LOFT ROOM 1 12' 2" x 11' 1" (3.71m x 3.38m) max. (Ltd Head Room) Double glazed window with open views.

LOFT ROOM 2 11' 10" x 10' 11" (3.60m x 3.32m) max. (Ltd Head Room) Double glazed window.

OUTSIDE Brick paved driveway leads to:

ATTACHED GARAGE (not inspected)

FRONT GARDEN Landscaped front garden with raised flowerbeds and ornate balustrade. Gate and path to side.

2ND SINGLE GARAGE (not inspected) A Prefabricated garage which is located to the rear of the property.

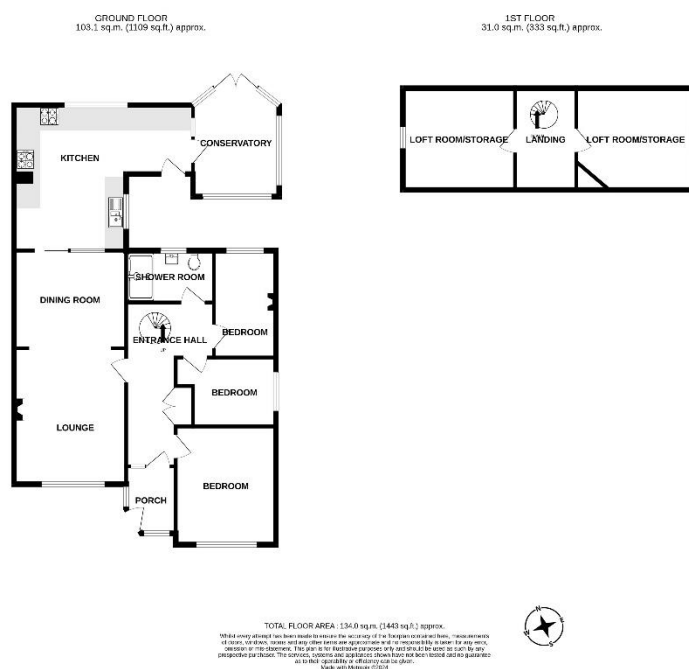
REAR GARDEN. The rear garden requires some attention, it is predominantly laid to lawn with a raised patio terrace, pathway and Summerhouse

NOTE. Solar panels are installed at the property which we are informed are owned.

BROADBAND AND MOBILE. The Ofcom website indicates standard, superfast and ultrafast broadband are available. Please check with your provider for mobile coverage.

EPC RATING: D

COUNCIL TAX BAND: D



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 B0001869 Written by: R.C