

## Higher Copythorne, Brixham, TQ5 8QB



Enjoying some open views across Brixham this **THREE BEDROOM DETACHED BUNGALOW** is located in a quiet cul-de-sac in the popular Furzeham area of Brixham. Local shops are within walking distance, and include a sub post office and Convenience Store. A regular bus service runs along Lichfield Drive to the town center, Harbour and Waterfront.

The bungalow has good size, well laid out accommodation, and as well as the three bedrooms has a useful loft room, ideal for office or hobby room. The lounge has a feature log burner and there is a fitted kitchen with dining room off. A new shower room was recently installed and the bungalow also has a separate cloaks/w.c. Gas fired central heating is installed (new boiler 2024) and double glazing is fitted.

Outside provides ample parking for several vehicles and a detached garage. The garden is landscaped for ease of maintenance. A Utility area is located in the spacious underhouse area.

Internal viewing is advised.

### £425,000 Freehold

### ENTRANCE HALLWAY.

Double glazed entrance door. Door to access steps for the loft room. Two Radiators. Airing cupboard.

**CLOAKROOM/W.C.** Comprising white low level W.C. and vanity cupboard with inset hand basin. Double glazed window.

### LOUNGE. 13' 9" x 10' 9" (4.19m x 3.27m)

Double glazed window to front and further two to the side. Radiator. Fireplace with fitted Log Burner.

### 'L' SHAPED KITCHEN. 13' 5" x 6' 10" (4.09m x 2.08m) + 10' 10" x 4' 9" (3.04m x 1.21m)

Fitted with an extensive range of white faced wall and base cupboards and wood effect working surfaces with inset one and a quarter bowl sink and drainer. Built in electric cooker with four burner gas hob and cooker hood over. Spaces for fridge/freezer and dishwasher. Tiled surrounds and plinth lighting. Double aspect windows with an open outlook over Brixham. Radiator. Archway to:

### DINING ROOM. 18' 4" x 6' 8" + recess (5.58m x 2.03m)

Dual aspect room with double glazed window to front and French doors opening to the garden. Open views across Brixham. Fitted cupboards and drawers with work surface over.

### BEDROOM 1. 9' 10" x 10' 6" (2.99m x 3.20m)

Double glazed window to front. Radiator.

### BEDROOM 2. 9' 10" x 8' 3" + door recess (2.99m x 2.51m)

Dual aspect double glazed windows. Radiator.

### BEDROOM 3. 9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window to rear. Radiator.

### SHOWER ROOM/W.C.

The shower room has recently been updated and replaced (installed in 2024) Comprising walk in double shower with rainfall shower head and hand held attachment. Low level W.C. and Vanity cupboard with inset wash basin. Tiled walls. Two double mirror fronted wall cabinets. Double glazed window.

### LOFT ROOM. 10' 8" x 13' 5" (3.25m x 4.09m) approx.

Accesses via a paddle staircase from the entrance hall. A useful space for office/hobby room. Double glazed window with open views.

### OUTSIDE.

To the front of the bungalow there is ample parking for several vehicles, the parking extends around the side of the bungalow and leads to:

### DETACHED GARAGE. 17' 3" x 9' 3" (5.25m x 2.82m)

Up and over door to front. Double glazed window and door for side access.

### REAR AND SIDE GARDEN.

The garden has been landscaped for ease of maintenance and has various raised flowerbeds. Steps up from the garden give access to the kitchen door. There is a Pergola feature and Greenhouse. To the side of the bungalow there is a decking with wide, shallow terraces.

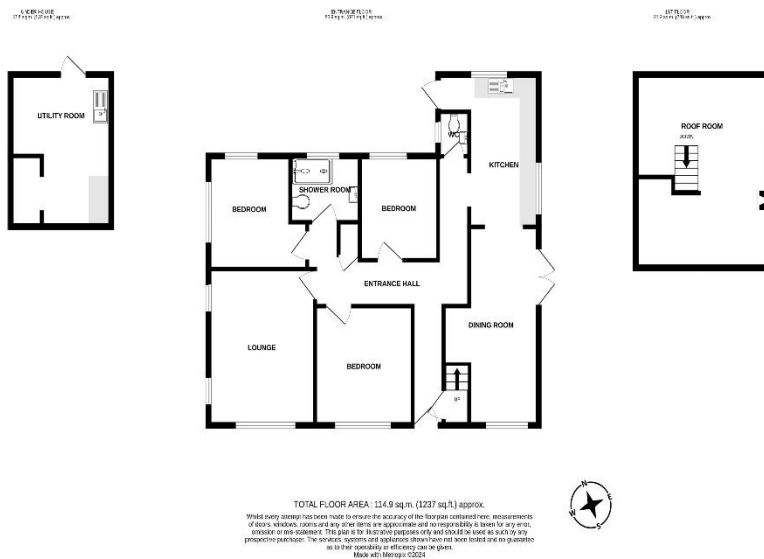
Access to: **UNDERHOUSE UTILITY AND STORAGE** (Ltd Head Room) Utility area with plumbing/space for washing machine and plenty of space for further white goods along with a sink unit. Wall mounted 'Ideal' boiler (recently installed in 2024)

### COUNCIL TAX BAND: C

### ENERGY RATING: E

### BROADBAND AND MOBILE.

The Ofcom website suggests that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about coverage.



### 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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