

## Smardon Avenue, Brixham, TQ5 8JR



Occupying a spacious corner plot, this well presented **TWO BEDROOM DETACHED BUNGALOW** offers a blank canvas to a new owner with the added benefit of having **NO ONWARD CHAIN**. Well kept gardens surround the property, flanked by mature hedging and feature Magnolia tree creating a very private garden enjoying a sunny aspect. Driveway parking and a single garage can be found to the rear of the property, accessed from Pomeroy Avenue. Internally the property is spotless, ready to move straight in. The kitchen has access via a UPVC stable door to the back garden and outside store, whilst the spacious lounge has central electric fire and double opening French doors to the bright conservatory with sliding door to the back garden. A modern fitted shower room is accessed off the central hall, along with two good sized bedrooms, the principal being a very spacious room. The property is located on a level plot, in the popular Smardon Avenue area within easy walking distance of the sub-post office on Cambridge Road and further shops on North Boundary Road including the Trawler Pub.

**£385,000 Freehold**

## ENTRANCE PORCH

Upvc front door. Tiled floor. Large storage cupboard. Inner door to:

## INNER HALL

Service cupboard. Radiator. Loft hatch.

## LOUNGE 17' 9" x 11' 6" (5.41m x 3.50m)

Central electric fire with tiled surround. Window to side and double opening French doors to conservatory. Radiator.

## CONSERVATORY 11' 2" x 7' 5" (3.40m x 2.26m)

Floor to ceiling windows with sliding door to garden. Tiled floor.

## KITCHEN 9' 8" x 5' 6" (2.94m x 1.68m)

Fitted kitchen with wood effect worktops and upstands. Tiled splashbacks. Stainless steel sink with drainer. Freestanding gas double oven with four gas hobs. Cooker hood over. Vaillant combi boiler. Radiator. Window and UPVC stable door to back garden.

## SHOWER ROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Quadrant shower cubicle. Close coupled W.C. Pedestal wash basin. Heated towel rail. Tiled walls. Window to rear.

**BEDROOM 1 14' 9" x 10' 4" (4.49m x 3.15m)** Window to front. Radiator.

**BEDROOM 2 11' 4" x 10' 1" (3.45m x 3.07m)** Window to front. Radiator.

## OUTSIDE

### FRONT GARDEN

Pedestrian block paved path from Smardon Avenue to front porch. Mature shrubs. Inset lawn. Gated access to back garden.

### BACK GARDEN

Block paved walkway from property to garage and driveway. Central inset lawn with gravelled beds. Feature mature Magnolia tree. Mature hedging. Gated access to front garden, separate gated access to driveway. Additional patio area. Outside tap.

### OUTSIDE STORE 10' 4" x 4' 11" (3.15m x 1.50m)

Useful store room. Power and lighting.

### GARAGE & PARKING 15' 9" x 8' 0" (4.80m x 2.44m)

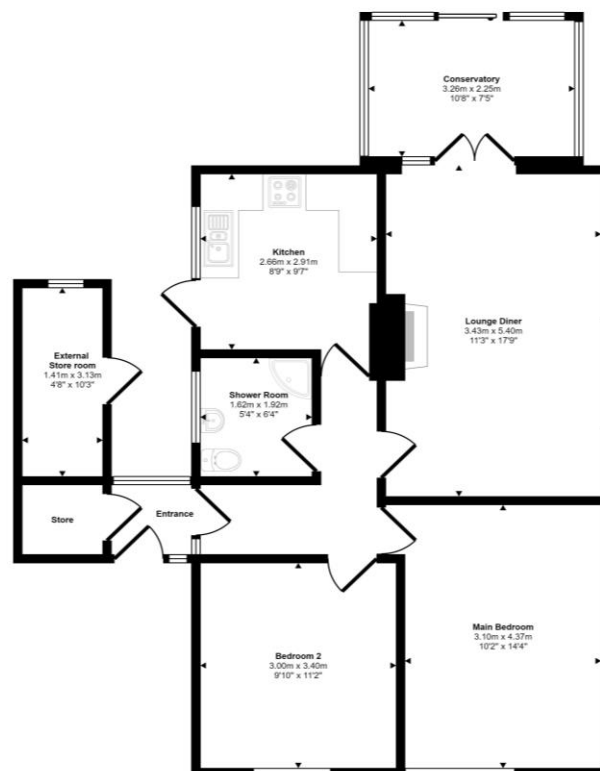
Up and over door. Parking to front. Gated access to back garden.

## AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: D



Floorplan  
Approx 77 sq m / 825 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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 B001890 Written by: Bill Bye