

## Washbourne Close, Brixham, TQ5 9TQ



A well proportioned, **THREE BEDROOM DETACHED BUNGALOW** with **DOUBLE GARAGE**, located in the popular and desirable Wall Park area of Brixham, within easy reach of the town centre, marina and harbour. A local bus service also runs frequently into town and a useful Co Op is a short walk away in Great Rea Road. Berry Head Country Park and the coastal footpath with its beautiful scenery are within walking distance. The bungalow sits on a generous, level, corner plot with landscaped gardens surrounding that enjoy good sun and privacy, as mentioned, along with driveway parking there is a double garage. Accommodation is well laid out and offers a light and airy lounge with feature bay window and open access to the dining room. Fitted kitchen which has access to the garden and three good size bedrooms, two of the bedrooms have built in bedroom furniture and the principal bedroom has an en suite bathroom/w.c. There is also a further shower room/w.c. Gas fired central heating is installed along with double glazing. Offered for sale with **NO CHAIN**.

**£495,000 Freehold**

**ENTRANCE HALLWAY.** Doors to principal rooms. Loft access hatch. Airing cupboard housing hot water cylinder.

### **LOUNGE/DINING ROOM**

**LOUNGE AREA. 13' 11" x 13' 4" (4.24m x 4.06m)**

A dual aspect room with double glazed bay window. Feature fire surround with inset coal effect electric fire. Radiator. Archway to:

**DINING ROOM. 9' 8" x 8' 9" (2.94m x 2.66m)**

Double glazed window. Radiator.

**KITCHEN. 10' 4" x 7' 11" (3.15m x 2.41m)**

Range of fitted wall and base cupboards and breakfast bar area. Roll edge working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Integral fridge/freezer. Built in oven with hob and cooker hood over. Plumbing/space for washing machine. 'Baxi' boiler. Two double glazed windows and door to the garden.

**BEDROOM 1. 14' 7" x 10' 9" (4.44m x 3.27m) approx.**

Fitted with a range of fitted bedroom furniture and built in mirror front double wardrobe. Radiator. Double glazed window. Door to:

**EN SUITE BATHROOM/W.C.**

Comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin and close coupled W.C. L.E.D mirror. Bathroom cabinet. Extractor fan.

**BEDROOM 2. 10' 8" x 10' 9" (3.25m x 3.27m)**

Fitted wardrobes and dressing table. Built in mirrored double wardrobe. Radiator.

**SHOWER ROOM/W.C.**

Comprising double size shower enclosure. Pedestal washbasin and low level W.C. Tiled walls. Radiator. Double glazed window.

**BEDROOM 3/STUDY. 10' 9" x 7' 8" (3.27m x 2.34m)**

Double glazed window. Radiator.

### **OUTSIDE.**

Driveway accessed from the side of the bungalow provides ample parking, if further parking is required there is the potential to create a hard standing on a section of garden to the side of the garage which has access to the driveway.

**DETACHED DOUBLE GARAGE. 16' 9" x 17' 5" (5.10m x 5.30m)**

Up and over electrically operated door to front. Lighting and power points. Personal door to rear.

### **SURROUNDING GARDENS.**

The level corner plot gardens have been landscaped for ease of maintenance. The gardens surround the bungalow and offer various seating areas, inset shrubs and plants and enjoy good privacy and a sunny aspect. To the side of the double garage there is a further very private area of garden which could be turned into a lawn if wanted or to provide additional parking if required.

**COUNCIL TAX BAND: E ENERGY RATING: D**

### **BROADBAND AND MOBILE INFO.**

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile 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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