

## Copythorne Park, Brixham, TQ5 8PR



Simply stunning! This **TWO BEDROOM SEMI-DETACHED BUNGALOW** is ready to move straight in. Located in the tranquil setting of Copythorne Park, occupying a near level plot, within walking distance of the local shop and spectacular coastal scenery via the South West Coastal Path. You are welcomed into the property via a spacious entrance porch with access to kitchen / dining room along with garage and side passage. The spacious kitchen / dining room features modern gloss units with integrated appliances and engineered Oak flooring. To the side is the lounge with central electric fire, whilst to the rear are the two bedrooms, both having built in wardrobes, whilst the second bedroom has double opening French doors to the back garden. There is also a modern shower room with walk in shower with rainfall head. The private back garden is beautifully landscaped with a central lawn, border flower beds, sunny seating area and fish pond. A resin driveway provides off street parking to the front of the property with access to a garage / workshop. Internal viewing is highly recommended to understand the quality of finish thought.

**£370,000 Freehold**

## ENTRANCE PORCH

Spacious porch. Separate Upvc doors to front, side, garage and kitchen.

## GARAGE

Brilliant garage / workshop. Power and lighting. Up and over door to front. Window to side. Pedestrian door to rear. Space for washing machine, tumble dryer and freezer.

## KITCHEN / DINING ROOM

Modern handleless gloss wall and base units with wood effect worktops. One and a quarter bowl stainless steel sink with drainer. Four ring electric hob with cooker hood over. Integrated electric oven. Integrated dishwasher and integrated under counter fridge. Ideal logic combi boiler. Ample space for dining table and chairs. Radiator. Engineered Oak flooring.

## LOUNGE

Central electric fire with tiled surround and wooden mantle. Window to front. Radiator.

## CENTRAL HALL

Loft hatch. Airing cupboard. Storage cupboard.

## BEDROOM 1

Spacious double room with built in wardrobes. Radiator. Window to rear.

## BEDROOM 2

Built in wardrobes. Double opening French doors to back garden. Radiator.

## SHOWER ROOM

Large walk in shower with rainfall shower head. Basin on vanity unit with mirror above. Close coupled W.C. Heated towel rail. Window.

## OUTSIDE

### BACK GARDEN

A beautifully planted garden with central lawn, stunning border flower beds with pathway beside. Gravel seating area making the most of the sun, with rockery style garden behind. Fish pond. Garden shed. Access to front porch via side passage.

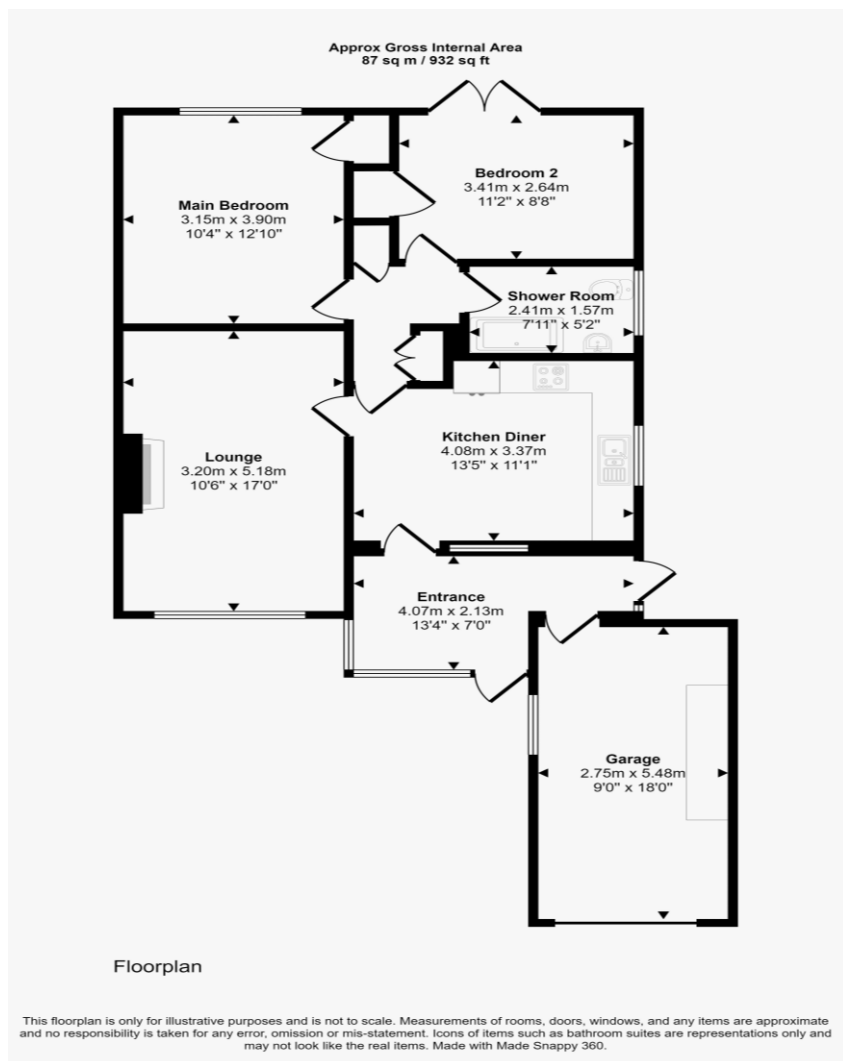
### FRONT GARDEN

High quality resin driveway with block edge. Inset lawn with beautifully planted border flower beds.

**ENERGY PERFORMANCE RATING: TBC**

**COUNCIL TAX BAND: C**

**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.



## 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 B001904 Written by: Bill Bye