

**ENTRANCE HALL.**

A spacious entrance hall with hardwood entrance door. Linen cupboard and loft access hatch. Doors to all principal rooms.

**LIVING ROOM. 21' 2" x 16' 2" (6.45m x 4.92m)**

A large triple aspect room with hardwood double glazed windows. Feature fireplace with brick display plinths. Wide sliding doors open to:

**SUN ROOM. 21' 0" x 6' 4" (6.40m x 1.93m)**

Enjoying an open aspect and views towards Southdown Hill. Two sliding patio doors opening to **BALCONY'S** to the side and rear.

**DINING ROOM. 14' 11" x 14' 10" (4.54m x 4.52m)**

Archway from living room. Window and sliding door opening to the rear terrace enjoying open outlook. Door to hall.

**KITCHEN. 16' 3" x 13' 9" (4.95m x 4.19m)**

Large kitchen with oak style fitted wall and base cupboards. Working surfaces with inset double sinks and drainer. Double oven and hob with cooker canopy over. Shelved pantry cupboard. Tiled walls and flooring. Hardwood double glazed window to front.

**UTILITY ROOM. 13' 9" x 9' 8" (4.19m x 2.94m) max. (L Shape).**

Matching cupboards to kitchen. Tiled floor and walls. Double glazed door to side access.

**PRINCIPAL BEDROOM. 19' 6" x 13' 8" (5.94m x 4.16m) approx.**

Range of fitted bedroom furniture comprising wardrobes, drawers and overhead cupboards. Double glazed windows and sliding door opening to the rear terrace enjoying open views. Archway to:

**DRESSING ROOM. 15' 0" x 6' 5" (4.57m x 1.95m)**

Fitted drawers and dressing tables. Built in mirrored wardrobe unit and triple wardrobe. Double glazed window.

**EN SUITE.**

Close coupled W.C. Vanity cupboard with inset washbasin. Walk in bath with seat. Tiled walls. Double glazed window.

**BEDROOM 2. 15' 6" x 12' 4" (4.72m x 3.76m)**

Double glazed sliding door to terrace and window with open outlook. Fitted wardrobes and over bed cupboards. Built in double wardrobe. Door to:

**EN SUITE.**

Comprising pedestal washbasin and low level w.c.. Good size shower enclosure. Tiled walls.



**BEDROOM 3. 14' 11" x 9' 7" (4.54m x 2.92m)**

Built in wardrobes and drawers. Double glazed window.

**BATHROOM W.C.**

Comprising Continental style suite of panelled bath low level W.C. and pedestal wash basin.

**OUTSIDE.**

Double gates open to a large sweeping driveway to the front of the property which leads down to a integral **DOUBLE GARAGE**. Large, very private gardens surround the property, to the front there is a level lawn and two patio terraces along with various flowerbeds. Fenced off kitchen garden area with greenhouse.

The rear garden is mainly laid to lawn with raised flowerbeds and inset trees and shrubs.

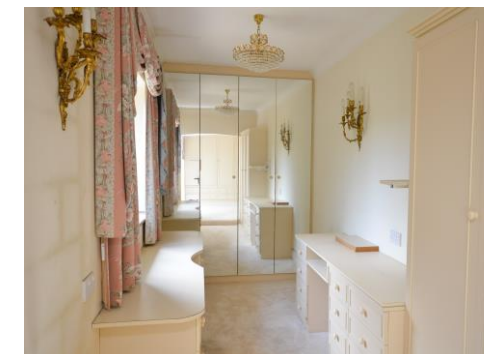
Below the large sun terrace which runs along the back of the property, are six useful store areas with arched entrances ranging in size from **12' x 6 to 15' x 10'**

**COUNCIL TAX BAND: G**

**ENERGY RATING: D**

**BROADBAND AND MOBILE INFO.**

The Ofcom website indicates that standard and super fast broadband is available in this area. Please check with your provider for mobile coverage.

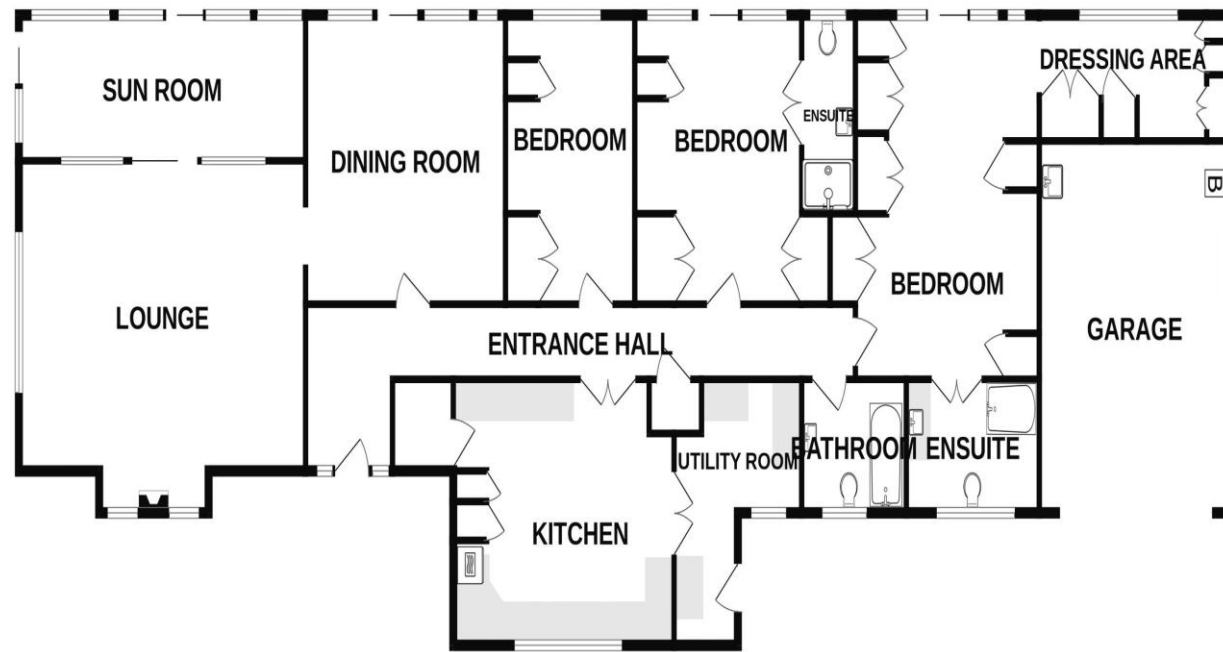


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0001897 Written by: R.C

**Clyst Avenue, Brixham, TQ5 0RL**

GROUND FLOOR  
223.6 sq.m. (2407 sq.ft.) approx.



TOTAL FLOOR AREA : 223.6 sq.m. (2407 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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LAYOUT GUIDE ONLY – NOT TO SCALE



A wonderful opportunity to purchase and refurbish one of Brixhams superior homes, located in a small, private, cul-de-sac, off Bellever Tor Drive at Summercombe, which is approximately one mile distant from the town centre, bustling harbour and pretty marina of Brixham. "The Dell" is one of three private homes that were constructed in the 1980's to an individual design, and it stands in large, (now somewhat overgrown) surrounding gardens, enjoying a sunny aspect, peace and tranquility with plentiful parking and **DOUBLE GARAGE**.

This very spacious **THREE BEDROOM DETACHED BUNGALOW** which has approximately 193 Sq. Metres of living space requires full modernisation throughout, but offers huge scope and potential to create a most beautiful home. The bungalow is currently arranged with large well proportioned rooms, comprising living room with sun lounge and dining room off. Kitchen with utility room off and a principal bedroom suite with dressing room and en suite. The second bedroom also has an en suite shower room. The third is also a double room. An elevated wide sun terrace runs along the rear of the bungalow and has six useful store areas beneath which are accessible from the large garden. For sale with **NO CHAIN**.

**£595,000 Freehold**