

Southdown Avenue, Brixham, TQ5 0AN



Deceptive from a roadside glance, this two bedroom **SEMI DETACHED BUNGALOW** enjoys open views over Brixham towards the sea and coastline from the front elevation, and offers well presented, nicely proportioned rooms which include lounge, kitchen with conservatory off, two double bedrooms and bathroom/w.c. The lower floor has a huge amount of storage space and large utility room along with a garage conversion, which is set up as a bedroom. There is lots of parking space to the front of the bungalow and an enclosed sunny rear garden.

Gas fired central heating is installed along with double glazing. Viewing is recommended.

Southdown Avenue is located on the higher Brixham side of the town and local shops at St. Mary's Square are approximately half a mile away. A bus to the town centre, harbour and waterfront runs along near-by Milton Street frequently.

£315,000 Freehold

ENTRANCE LEVEL

ENTRANCE LOBBY. Double glazed entrance door to the side of the property. Staircase to upper level. Door to:

FORMER GARAGE. 15' 7" x 8' 1" (4.75m x 2.46m)

Currently used as a bedroom with double glazed window to front. Radiator. Fitted cupboard housing meters and consumer unit. Two large under house storage areas. Door to:

UTILITY ROOM. 10' 2" x 9' 10" (3.10m x 2.99m)

Two double base cupboards with worktop over and inset stainless steel sink with mixer tap. Spaces for washing machine and tumble dryer and further white goods. Wall mounted gas fired glow worm boiler. Door to further under house storage, Double glazed window and door to the rear garden.

UPPER FLOOR. Hallway with loft access hatch. Doors to:

LOUNGE. 15' 3" x 11' 9" (4.64m x 3.58m)

Double glazed window to front enjoying an open outlook with the sea and coastline beyond. Radiator. Fitted fire surround with inset gas fire.

KITCHEN. 13' 11" x 8' 7" (4.24m x 2.61m)

Good range of fitted wall and base cupboards and working surfaces with inset acrylic sink and drainer. Built in electric cooker with five burner gas hob and cooker hood over. Spaces for fridge/freezer and white goods. Radiator. Double glazed window to rear. Stable door to:

CONSERVATORY. 7' 6" x 5' 2" (2.28m x 1.57m)

Double glazed windows and door to garden. Open views. Radiator.

BEDROOM 1. 12' 4" x 11' 10" (3.76m x 3.60m) max.

Double glazed window to front with lovely open aspect with the sea beyond. Radiator.

BEDROOM 2. 10' 2" x 9' 11" (3.10m x 3.02m) max.

Double glazed window to rear. Radiator.

BATHROOM/W.C. White suite comprising panelled bath

with mixer tap and shower attachment. Low level W.C. Pedestal washbasin with shelf and mirror above. Tiled surrounds. Double glazed window. Radiator.

OUTSIDE.

FRONT. Ample parking to the front of the property. Raised flowerbed. Gate at side opening to the rear garden.

REAR GARDEN. Enclosed rear garden enjoying a sunny aspect. Paved patio seating area with open outlook. Steps down to two small lawns. access door to the utility room.

EXTERNAL W.C.

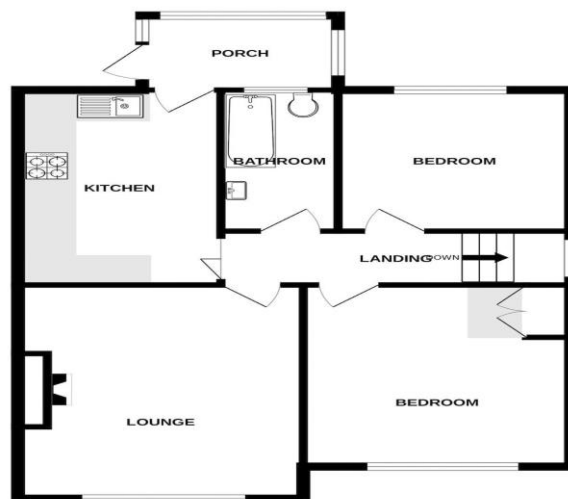
GARDEN STORE.

WATER TAP.

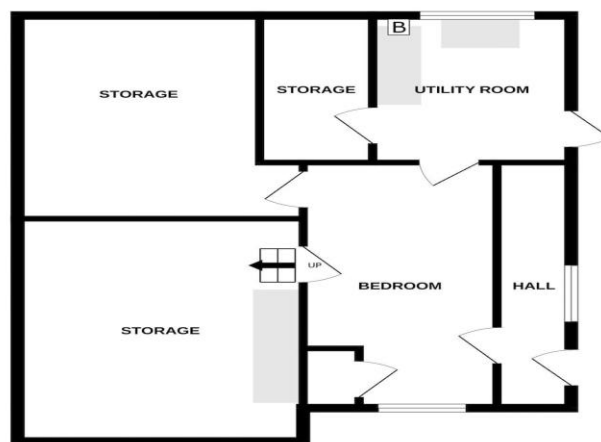
ENERGY RATING: D COUNCIL TAX BAND: B

AGENTS NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for coverage. The property is connected to all mains services.

1ST FLOOR
65.6 sq.m. (706 sq.ft.) approx.



GROUND FLOOR
61.7 sq.m. (664 sq.ft.) approx.



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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