

Huccaby Close, Brixham, TQ5 0RJ



Offered for sale with **NO ONWARD CHAIN** this spacious, three bedroom, **DETACHED BUNGALOW** which now requires some updating and refurbishment is located in the sought after Brixham Heights area of Brixham, it benefits from a sunny and open outlook with countryside to the rear offering peace and tranquility. Accommodation has an 'L' shaped lounge/dining room which opens out to the rear garden and fitted kitchen with utility room off. There are three bedrooms, the principal bedroom having an en suite. There is also a further bathroom/w.c. and cloaks/w.c. An integral **DOUBLE GARAGE** and ample driveway parking allow plenty of space for vehicles and the surrounding gardens which are mainly laid to lawn enjoy a sunny aspect, as mentioned the rear garden and elevation of the bungalow have an open countryside outlook. Brixham town centre with its bustling harbour and pretty marina are a short drive away, alternatively a bus service runs down Summercourt Way to the town centre. Local shops are on Summercourt Way, or at nearby St. Marys Square where there is a convenience store and sub post office.

£449,950 Freehold

ENTRANCE PORCH.

With sliding door to front, and inner door to:

ENTRANCE HALLWAY.

Doors to principal rooms. Cloaks cupboard. Airing cupboard housing hot water cylinder.

CLOAKROOM/W.C. With low level W.C. and handbasin.

LOUNGE/DINING ROOM (L-SHAPED).

17' 5" x 12' 11" (5.30m x 3.93m) + 12' 11" x 12' 2" (3.32 x 3.71)

With window and sliding patio door opening to the rear garden and enjoying a very pleasant outlook over the countryside beyond. Stone faced fireplace with inset coal effect fire. The dining area has plenty of space for a table and chairs.

KITCHEN. 10' 5" x 10' 0" (3.17m x 3.05m)

Range of wood effect wall and base cupboards and working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Built in eye level electric oven and grill. Four burner gas hob with cooker hood over. Spaces for white goods. Window to side.

Archway to:

UTILITY. 5' 10" x 5' 1" (1.78m x 1.55m)

Plumbing/space for washing machine. Space for fridge/freezer. Window and door to side access.

BEDROOM 1. 14' 11" + depth of wardrobes x 10' 6" (4.54m x 3.20m) max.

Window to front. Fitted drawers and dressing table. Built in triple width wardrobes. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure. Low level W.C. and pedestal wash basin.

BEDROOM 2. 10' 8" + depth of wardrobes x 12' 10" (3.25m x 3.91m)

Double aspect room. Built in triple width wardrobe and dressing table.

BEDROOM 3. 9' 8" x 9' 3" (2.94m x 2.82m)

Built in shelved cupboard. Double glazed window.

BATHROOM/W.C.

Panelled bath with fitted Mira shower and screen to side. Pedestal washbasin and low level W.C.

OUTSIDE.

FRONT. Open plan lawn with inset shrubs, pathway to side leading to the rear garden. Driveway providing ample parking to front-leading to:

INTEGRAL DOUBLE GARAGE. 18' 0" x 17' 2"

(5.48m x 5.23m)

Electric up and over door to front. Light and power point. Worcester boiler. Window to rear.

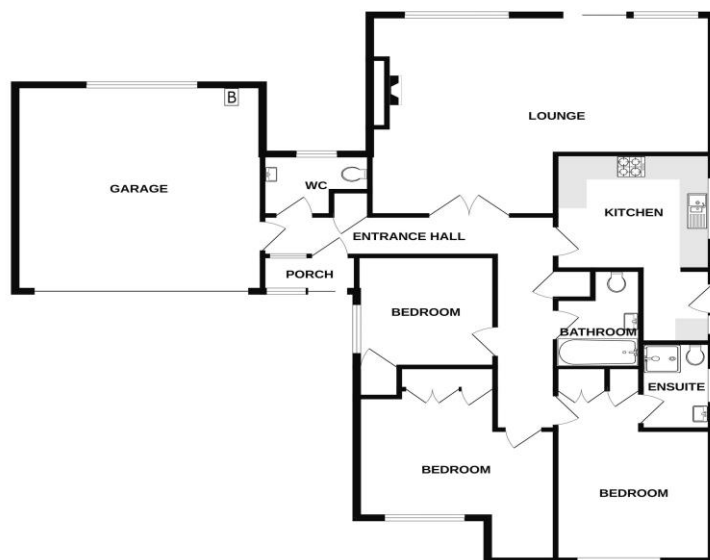
SIDE AND REAR GARDEN.

Pretty gardens to the side and rear of the bungalow. The garden enjoys a super outlook over the surrounding countryside at the rear and enjoys a sunny aspect. The garden is mainly laid to lawn with well stocked flowerbeds surrounding. A patio seating area is adjacent to the bungalow again enjoying a countryside outlook.

COUNCIL TAX BAND: F ENERGY RATING: D

AGENTS NOTE: All mains services are connected to the property. The Ofcom website indicates that standard broadband is available. Please check with your mobile provider for coverage in this area.

GROUND FLOOR
141.7 sq.m. (1525 sq.ft.) approx.



TOTAL FLOOR AREA: 141.7 sq.m. (1525 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency over the years.
Made with reference 12/2024

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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