

## Elm Road, Brixham, TQ5 0DH



Positioned on a secluded plot along Elm Road, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** provides quiet surroundings and benefits from a stunning rear garden enjoying a sunny aspect and open views. As you enter the property you are welcomed by the entrance porch, with access to the garage / store room to one side and spacious central hallway to the other. At the front of the property is a beautifully presented lounge with picture window and central fire, the modern fitted kitchen comes complete with built in appliances and access to the side walkway. There are two bedrooms, with the principal room being a spacious double, a further dining room allows access to the second bedroom and bright rear conservatory which is currently used as an art studio. The back garden is a real feature of this property, the beautifully landscaped garden creates elevated seating areas with a pergola over enjoying open views, whilst the surroundings are well stocked with apple, fig and cherry trees and even a garden pond which is teeming with life. Internal viewing is highly recommended.

**£285,000 Freehold**

## PORCH

Upvc double opening doors.

**GARAGE / STORE ROOM 13' 5" x 8' 4" (4.09m x 2.54m)** Previously the garage. Fitted shelving and bench.

**ENTRANCE HALL 12' 10" x 5' 8" (3.91m x 1.73m)**  
Engineered Oak flooring. Fitted cupboard. Access to loft with loft ladder. Radiator. Can be used as a reading room.

**LOUNGE 14' 10" x 11' 6" (4.52m x 3.50m)**  
Large picture window to front. Tiled fire place with fitted log burner. Two Radiators.

**KITCHEN 12' 10" x 8' 9" (3.91m x 2.66m)**  
Cream shaker style wall and base unites with wood effect worktops and tiled splash backs. Inset one and a quarter bowl white ceramic sink with drainer. Under counter electric oven and grill. Four ring gas hob with cooker hood over. Integrated washing machine. Space for slim line dish washer. Space for under counter fridge. Wall mounted Worcester gas boiler. Radiator. Window and Upvc door to side passage.

**BEDROOM 1 12' 0" x 9' 10" (3.65m x 2.99m)**  
Spacious room with window to rear overlooking the rear garden. Radiator.

**BEDROOM 2 9' 10" x 7' 9" (2.99m x 2.36m)**  
Window to rear overlooking the back garden. Recess for hanging rail. Radiator.

**SHOWER ROOM 7' 8" x 5' 9" (2.34m x 1.75m)**  
Walk in quadrant shower cubicle. Basin on vanity unit. Close coupled W.C. Heated towel rail. Velux window. Part tiled walls.

**DINING ROOM 10' 0" x 9' 1" (3.05m x 2.77m)**  
Engineered Oak flooring. Radiator. Patio doors to conservatory. Access to bedroom 2.

**CONSERVATORY / ART STUDIO 9' 4" x 5' 8" (2.84m x 1.73m)** Timber conservatory currently used as art studio. Bright and light space looking out over the back garden.

## OUTSIDE

### BACK GARDEN

A real feature of this property. Beautifully landscape garden centered around an inset lawn with well planted border flower beds. Raised seating area with metal pergola enjoying a sunny aspect and views across to the distant hills. Patio seating area adjacent to the property. Mature Cherry tree, as well as apple and fig trees. Garden pond. Two greenhouses. Garden shed and further store. Gated access to front. Outside tap.

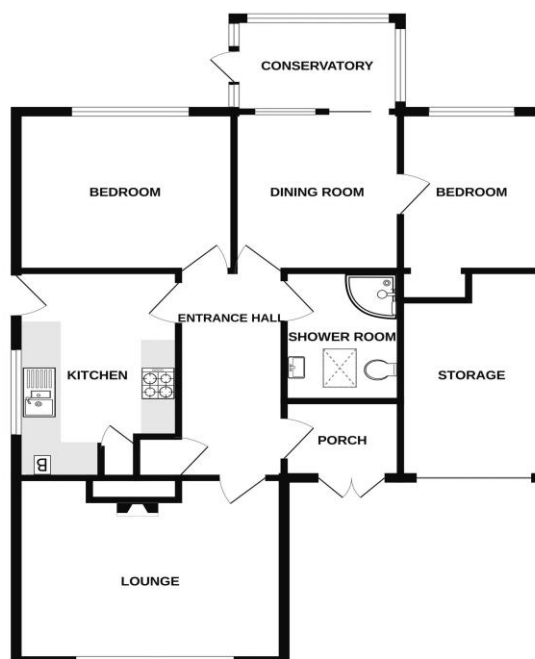
### FRONT GARDEN

Large driveway for off road parking. Gravel garden to front with feature Phoenix Palm tree and well planted boarder flower beds. Gated access to back garden.

**ENERGY PERFORMANCE RATING: C**

**COUNCIL TAX BAND: B**

GROUND FLOOR  
81.4 sq.m. (876 sq.ft.) approx.



TOTAL FLOOR AREA - 81.4 sq.m. (876 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 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

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 B001767 Written by: Bill Bye