

Follafield Park, Brixham, TQ5 0AD



Positioned on the quiet cul-de-sac of Follafield Park, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** is being offered for sale with **NO ONWARD CHAIN**. Brixham's town and harbour is just over a mile away, whilst the local shop is within walking distance at St. Mary's square. A local bus service passes by on Milton street. The property itself consists of a spacious lounge with central gas fire and brick surround, double aspect kitchen with Upvc door accessing the rear garden, modern shower room with walk in shower and rainfall shower head. There are two bedrooms, the master being a spacious double room with extensive built in wardrobes. An Ideal Logic combi boiler is fitted providing gas central heating. To the front and rear are well kept gardens with central lawns and border flower beds, a large driveway provides ample off road parking and access to a single detached garage.

£275,000 Freehold

ENTRANCE HALL

Steps up from driveway. Upvc front door. Radiator. Loft hatch. Low level service cupboard with electric consumer unit.

LOUNGE 13' 10" x 11' 11" (4.21m x 3.63m)

Central gas fire with large brick surround and wooden mantle. Window to front. Radiator.

KITCHEN 11' 2" x 9' 10" (3.40m x 2.99m)

Double aspect room with window to rear, window to side and upvc door to rear garden. A range of wall and base units with complimenting worktops. Inset one and a quarter bowl sink with drainer. Tiled splash backs. Space for washing machine, fridge freezer and cooker. Radiator.

SHOWER ROOM 6' 9" x 5' 3" (2.06m x 1.60m)

Large walk in shower with glass screen. Rainfall shower head with separate hand held head. W.C with concealed cistern. Basin on gloss white vanity unit. Part tiled walls. Window to rear. Radiator.

BEDROOM 1 11' 11" x 9' 6" to wardrobes (3.63m x 2.89m) Extensive built in wardrobes, one housing Ideal Logic combi boiler. Window to rear. Radiator.

BEDROOM 2 8' 10" x 9' 1" (2.69m x 2.77m)

Window to rear. Radiator.

OUTSIDE

FRONT GARDEN

Inset lawn with well planted border flower beds. Large driveway with parking for multiple cars. Gated access to rear garden.

GARAGE 15' 9" x 8' 4" (4.80m x 2.54m)

Up and over door. Window to rear. Power and lighting.

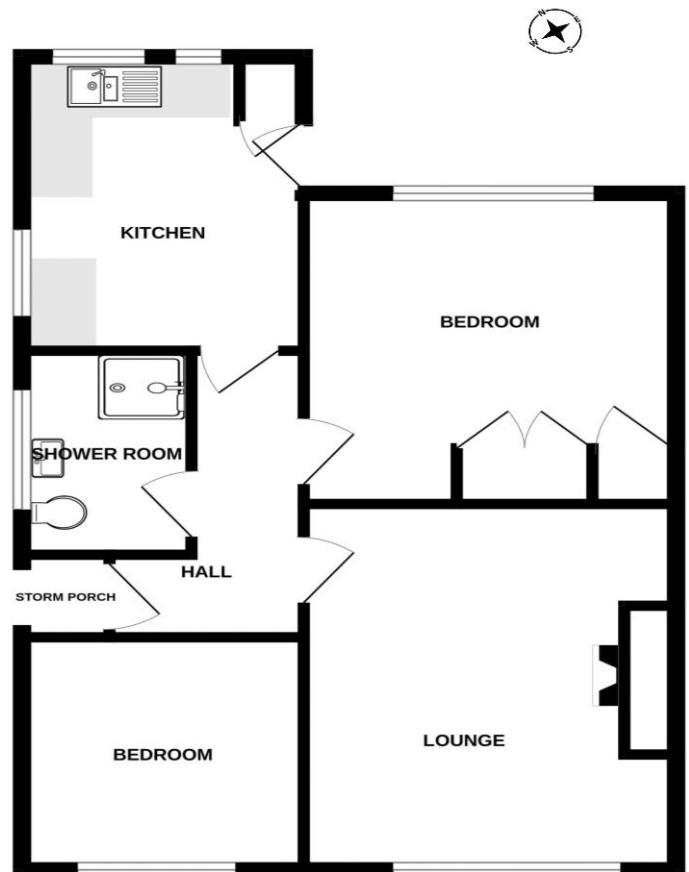
BACK GARDEN

Central inset lawn with well planted border flower beds with mature shrubs. Garden shed. Patio area adjacent to property with steps up to kitchen door.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE RATING: D

GROUND FLOOR
54.5 sq.m. (586 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.

Ref B001752 Written by: Bill Bye