

## Milton Park, Brixham, TQ5 0AT



A beautifully presented **DETACHED TWO BEDROOM BUNGALOW**, which has undergone a programme of modernisation in recent years. The bungalow which sits in an elevated position at the top of Milton Park, enjoys super open views over Brixham to the sea and coastline of Torbay beyond. The large rear garden has a sunny southerly aspect and enjoys great privacy along with the views mentioned. To the front of the bungalow there is a good size driveway with two parking bays providing ample parking and generous integral garage. Accommodation provides good size living room, which enjoy the views across Brixham, fitted kitchen/dining room overlooking the rear garden and two double bedrooms. The luxury modern shower room has a walk in shower. Internal viewing is highly recommended. For sale with **NO CHAIN**.

Milton Park is a short drive away from Brixham town center, harbour and marina. A regular bus services passes the end of the road into town. Local shopping facilities and sub post office are located a short walk away at St. Mary's Square.

**£425,000 Freehold**

Double glazed entrance door opens to:

### ENTRANCE HALL.

Vertical wall radiator. Part shelved storage cupboard.  
Loft access hatch. Oak faced doors to:

### LOUNGE. 14' 5" x 11' 3" + recess (4.39m x 3.43m)

Wide double glazed window to front enjoying super views across Brixham to the sea and coastline of Torbay beyond. Radiator.

### KITCHEN/DINING ROOM. 11' 5" x 9' 5" + recess (3.48m x 2.87m)

Range of fitted wall and base cupboards in two tone grey/cream colours, oak working surfaces with inset stainless-steel sink and drainer. Metro tiling surrounding. Plumbing/space for washing machine. Built in electric oven with halogen hob and cooker hood over. Spaces for two tall larder fridge and freezers. Vertical wall radiator. Double glazed window and door overlooking and opening to the rear garden.

### BEDROOM 1. 12' 11" x 11' 9" (3.93m x 3.58m)

Double glazed window to front again enjoying open views over Brixham towards the sea and coastline. Radiator.

### BEDROOM 2. 11' 0" x 9' 4" (3.35m x 2.84m)

Radiator. Double glazed window overlooking the rear garden.

### SHOWER ROOM/W.C.

A super, modern shower room comprising large walk in shower with glazed screen to side, fitted overhead and hand held shower attachment. Two drawer vanity unit with table to washbasin with flush mounted tap over. Low level W.C. Attractive tiling. Heated towel rail. extractor fan. Two double glazed windows.

### OUTSIDE.

### FRONT.

Tarmac driveway leading to the garage, with two parking bays providing ample parking space. EV charging point and water tap to the front of the garage. A pathway and steps having stainless steel and glass balustrade surrounds lead to to the front and side of the bungalow.

### GARAGE. 21' 6" x 12' 6" (6.55m x 3.81m)

Electric roller door to front. Electric consumer unit, meter and gas meter. 'Ideal' gas fired boiler and pressurised hot water cylinder for domestic heating and water supply.

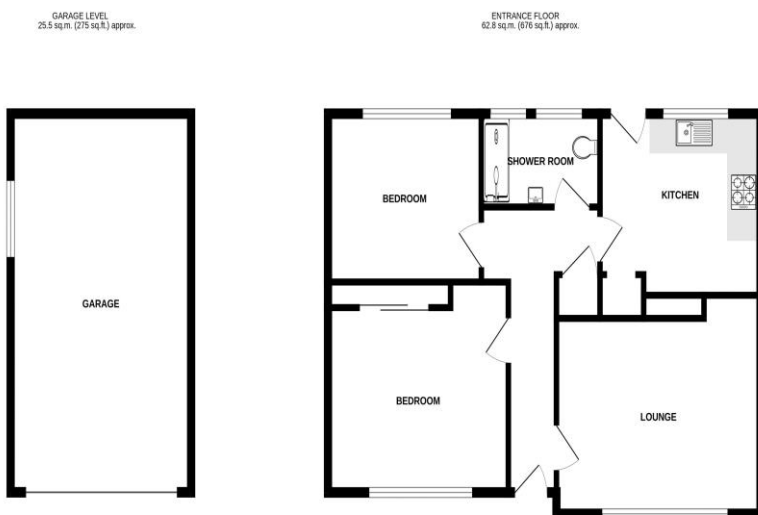
### REAR GARDEN.

A wide gate to the side of the bungalow opens to the rear garden. There is an under house store area with lockable door. The good size rear garden enjoys a sunny southerly aspect and very good privacy, it backs on to countryside enjoying peace and tranquillity. There is a large patio seating area adjacent to the property and gently sloping lawn rising to the fields of Southdown beyond.

### COUNCIL TAX BAND: CURRENTLY BUSINESS RATED.

### ENERGY RATING: D

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



TOTAL FLOOR AREA: 88.3 sq m. (950 sq ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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

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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