

## North Boundary Road, Brixham, TQ5 8LQ



Occupying a large corner plot on the popular North Boundary Road, this **TWO BEDROOM DETACHED BUNGALOW** is well located having the scenic coastline only a short stroll down the road. Brixham's town and harbour is within half a mile and the local shop at Pillar Avenue is within walking distance. The plot itself is one of the largest nearby and would lend itself well to accommodate an extension (subject to planning permission). The property is well presented throughout and has a real flow to its accommodation. As you enter via the front porch and hallway, to the left you have two double bedrooms, both with fitted wardrobes, the modern shower room is to the rear and spacious lounge to the right. From the lounge you can access the dining area which links through to the modern gloss white kitchen, linking back to the entrance hall. There is also a conservatory to the rear connecting the inside to the outside. The surrounding garden benefits from a large corner plot, to the front is driveway parking and a single garage. To the rear is a fully enclosed garden with large lawned area and private patio adjacent to the property. There is also a secluded lawned side garden. Internal viewing is highly recommended.

**£495,000 Freehold**

## ENTRANCE PORCH

Sliding front door. Tiled floor. Inner door to:

## ENTRANCE HALL

Large storage cupboard with Worcester combi boiler. Loft hatch. Radiator.

## LOUNGE 15' 10" x 14' 11" (4.82m x 4.54m) @ largest

Spacious lounge with central stone fire place. Two radiators.

## KITCHEN 12' 9" x 8' 3" (3.88m x 2.51m)

Gloss white wall and base units with granite effect worktops. Stainless steel sink with drainer. Tiled splash backs. Freestanding oven with cooker hood over. Space for washing machine and space for fridge freezer. Window to rear. Open to dining area.

## DINING AREA 13' 11" x 6' 9" (4.24m x 2.06m)

Radiator. Sliding patio door to:

## CONSERVATORY 7' 8" x 6' 6" (2.34m x 1.98m)

Pedestrian access to garage. Windows to side. Door to garden.

## SHOWER ROOM 7' 2" x 5' 3" (2.18m x 1.60m)

Large shower cubicle with rainfall shower head. Pedestal basin. Close coupled W.C. Heated towel rail. Window. Wall hung vanity unit.

## BEDROOM 2 9' 11" x 11' 11" (3.02m x 3.63m)

Window to side. Radiator. Built in wardrobes.

## BEDROOM 1 10' 0" x 11' 11" (3.05m x 3.63m)

Window to front. Radiator. Built in wardrobes. Currently laid out as a twin room.

## OUTSIDE

### FRONT GARDEN

Driveway parking. Lawed front garden with mature planting. Gated access bot sides.

### GARAGE

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

### BACK GARDEN

Spacious corner plot with patio area adjacent to property. Large lawn with border flower beds. Further garden area to side of property laid to lawn.

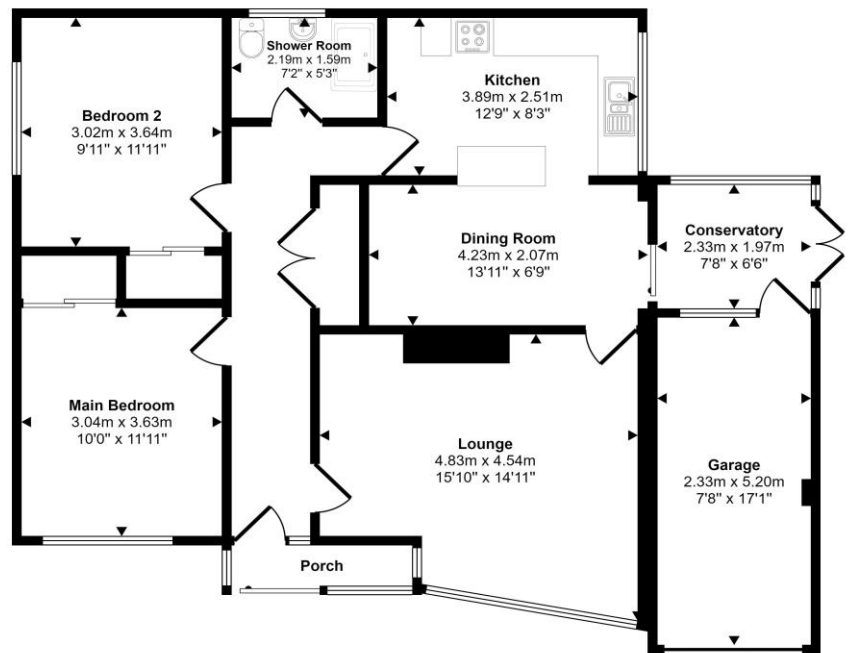
## ENERGY PERFORMANCE RATING: C

## COUNCIL TAX BAND: D

## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

Approx Gross Internal Area  
102 sq m / 1098 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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 B001935 Written by: Bill Bye