

Raddicombe Drive, Brixham, TQ5 0HA



A beautiful open outlook is enjoyed across Brixham to the sea beyond, from this **LINK DETACHED**, two bedroom, elevated **BUNGALOW** which now requires updating and modernisation. Standing in a larger than average garden plot, the Bungalow is a perfect, project property, currently comprising lounge/dining room, good size kitchen, two double bedrooms and a bathroom/w.c. As mentioned, the outlook is super and there is plenty of potential to make the best of it. Outside there is driveway parking and generous integral garage as well as front side and rear gardens. Oil fired central heating is installed (no mains gas available in the area) along with double glazing.

The Bungalow is positioned in a popular and sought after spot on Raddicombe Drive, which is located on the rural fringe of Brixham in the parish of Kingswear, just a short stroll away to the bus stop, from where you can travel to Brixham Town Centre, with its bustling harbour and marina or alternatively Kingswear and get the ferry to the historic Port of Dartmouth. Paignton and Torquay are also easily accessible from the nearby Kennels Road.

£260,000 Freehold

ENTRANCE PORCH.

Double glazed entrance door and half glazed door to:

LOUNGE/DINING ROOM. 16' 5" x 15' 11"

(5.00m x 4.85m) max-inclusive of porch

A dual aspect room with large double glazed full height window to front, enjoying beautiful open views across Brixham to the sea beyond. Further double glazed window to side. Radiator. Glazed screen and door to;

KITCHEN. 12' 2" x 9' 5" (3.71m x 2.87m) max.

Fitted with original kitchen units and ceramic sink and drainer. Large built in shelved cupboard. Space and plumbing for machine. Freestanding electric cooker. Radiator. Double glazed window and door to the rear garden.

INNER HALLWAY.

Loft access hatch. Built in storage cupboard. Doors to:

BEDROOM 1. 15' 11" x 10' 4" (4.85m x 3.15m)

Double glazed window to front again enjoying a super outlook towards the sea. Radiator.

BEDROOM 2. 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to rear. Radiator.

BATHROOM/W.C.

Comprising white suite of panelled bath with fitted shower over and shower screen to side, low level w.c. and pedestal wash basin. Tiled walls. Heated towel rail. Double glazed window.

OUTSIDE.

FRONT.

Front and side garden which is currently overgrown. Pathway and steps lead around the side to the rear. Oil storage tank to side. Driveway leads to:

INTEGRAL GARAGE. 15' 11" x 10' 5"

(4.85m x 3.17m)

Up and over door to front. 'Grant' Oil fired combination boiler for domestic hot water and heating supply.

REAR GARDEN.

Good size rear garden, which is again overgrown.

COUNCIL TAX BAND: C

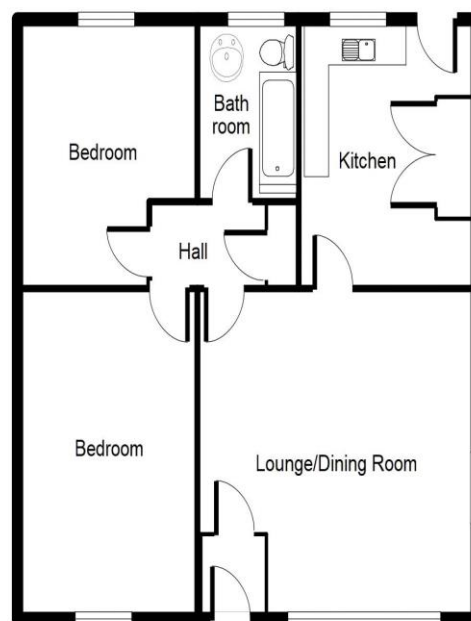
ENERGY RATING: D

NOTE.

The property has mains drainage and electric.

No mains gas available in the area. heating/hot water is by way of Oil fired boiler.

The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage.



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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