

## The Close, Brixham, TQ5 8RF



A superbly presented, **four bedroom CHALET BUNGALOW**, located 'on the level' at the popular Furzeham side of Brixham, just a short walk away from local shops, bus service and Battery Gardens with its beautiful scenery. Brixham town centre, harbour and waterfront is approximately one mile distant.

This stunning property has been updated by the present owners and now offers a beautiful home, which is both spacious and flexible with accommodation. The welcoming and spacious entrance hall leads to a good size living room with Bow window, fabulous 'L' shaped kitchen/family room with soft seating area, formal dining room with french doors opening to the super rear garden, and two ground floor double bedrooms along with luxury shower room/w.c. On the first floor there are two further double bedrooms and second shower room/w.c. Gas fired central heating is installed along with double glazing.

Outside there is lots of parking to the front and side of the property on a smart Resin driveway. The rear garden is a real feature of the property, it is level and enclosed, also enjoying a sunny aspect. The garden has been redesigned and landscaped and offers a modern, low maintenance outside space. Internal viewing is essential!

### £525,000 Freehold

Composite entrance door opens to:

### **SPACIOUS ENTRANCE HALL.**

A very welcoming hallway with staircase to the first floor and understairs cupboard. Radiator and smart Karndean flooring. Doors to all principal rooms.

### **LIVING ROOM. 15' 10" x 11' 6"**

**(4.82m x 3.50m) max**

Dual aspect with double glazed attractive Bow window to front. Karndean flooring. Vertical wall radiator. Inset modern log effect fire.

### **KITCHEN/FAMILY ROOM. 'L' Shaped.**

**19' 10" x 20' 5" (6.04m x 6.22m) max dimensions**

A great space with soft seating area and fitted kitchen with breakfast bar area. The kitchen is fitted with 'cashmere' gloss finish, wall and base cupboards, complimentary working surfaces and matching up-stands. Inset one and a half bowl sink and drainer. 'De Longhi' range style cooker with cooker hood over. Spaces for various white goods including dishwasher, washing machine and tumble dryer. Karndean flooring continuing through. Three double glazed windows and door to side access.

### **DINING ROOM. 14' 5" x 10' 5" (4.39m x 3.17m)**

A super formal dining room with Karndean flooring continuing. Vertical wall radiator. Double glazed window and French doors opening to the patio terrace and garden. Door to:

### **GROUND FLOOR BEDROOM. 14' 6" x 7' 10"**

**(4.42m x 2.39m)**

With semi vaulted ceiling feature to the far end of the room. Radiator. Double glazed window. Karndean flooring continuing.

### **GROUND FLOOR BEDROOM. 11' 10" x 10' 4"**

**(3.60m x 3.15m)**

Double glazed window to front. Fitted full height wardrobes to one wall. Radiator.

### **GROUND FLOOR SHOWER ROOM/W.C.**

Luxury shower room comprising: Large walk in shower with overhead shower and hand held attachment. Close coupled W.C. Two drawer vanity unit with inset washbasin and LED lit mirror over. Contemporary tiling to walls and floor. Shelved linen cupboard. Velux roof window.

### **FIRST FLOOR.**

Landing with Velux window. Doors to:

### **BEDROOM. 9' 4" + door recess x 13' 9" (2.84m x 4.19m) max. ( some Ltd head room)**

A super double bedroom, with Velux window to front and double glazed window to rear. Radiator.

### **BEDROOM. 15' 8" x 9' 5" (4.77m x 2.87m) max. ( some Ltd head room)**

Velux window to front and double glazed window to rear. Radiator. Built in cupboards.

### **SHOWER ROOM/W.C.**

Comprising low level W.C. Pedestal wash basin and shower cubicle with fitted shower cubicle. Light and shaver point. Velux window

**OUTSIDE.** Large resin driveway to the front and the side of the bungalow, with double gates leading to the garage, offering lots of parking space.

### **GARAGE. 19' 11" x 8' 6" (6.07m x 2.59m)**

A good size pre-fabricated garage with up and over door to front. Light and power points.

**REAR GARDEN.** A gorgeous, level, enclosed rear garden which has been re landscaped with 'astro turf' level lawn, covered patio seating area with pergola feature over. further patio and large composite decked patio adjacent to the bungalow. External lighting. Garden Shed.

### **COUNCIL TAX BAND: D**

### **ENERGY RATING: C**

**NOTE.** The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for local 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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