

ENTRANCE VESTIBULE

Covered access with wooden front door with windows to either side. Large store cupboard for shoes and coats. Inner door to:

LOUNGE 24' 7" x 20' 3" @ largest (7.49m x 6.17m)

Spacious lounge with ornate fireplace (chimney capped). Large Picture window to front with open and sea views. Sliding patio doors to rear garden. Radiator.

DINING ROOM 16' 6" x 9' 6" (5.03m x 2.89m)

Large window to front with open and sea views. Radiator.

KITCHEN 17' 0" x 9' 9" (5.18m x 2.97m)

Gloss white wall and base units with granite worktops and upstands. One and a quarter bowl sink with worktop drainer. Integrated dishwasher and integrated washer dryer. Built in double oven and grill. Four ring gas hob with cooker hood over. Radiator. Window to front with open and sea views. Door to rear courtyard.

2nd LOUNGE / BEDROOM 4 16' 11" x 9' 10" (5.15m x 2.99m)

Window to front with open and sea views. Radiator.

INNER HALL

Electric heater. Loft hatch.

BATHROOM 5' 9" x 7' 0" (1.75m x 2.13m)

Bath with rinse head. Close coupled W.C. Wall hung basin. Mirror fronted vanity unit. Radiator. Tiled walls and floor. Window.

SEPARATE W.C 5' 11" x 2' 8" (1.80m x 0.81m)

Close coupled W.C. Wall hung basin. Window.

SEPARATE SHOWER

Shower cubicle with folding door.

BEDROOM 1 14' 5" x 11' 9" (4.39m x 3.58m)

Spacious double room. Window to rear. Radiator.

DRESSING ROOM 9' 9" x 4' 11" (2.97m x 1.50m)

Built in cupboard. Window.

EN-SUITE 9' 9" x 6' 2" (2.97m x 1.88m)

Wall hung basin. Bath. Shower cubicle. W.C. Radiator. Window. Fully tiled walls and floor.

BEDROOM 2 12' 0" x 10' 9" (3.65m x 3.27m)

Spacious double room with window to side. Radiator. Currently laid out as a twin room.



BEDROOM 3 11' 8" x 9' 4" (3.55m x 2.84m)

Double room with window to side. Radiator. Airing cupboard with hot water tank.

OUTSIDE

FRONT GARDEN

Sweeping gravel driveway. Lawned area to front with mature shrubs. Outside tap and lights.

SINGLE GARAGE 15' 8" x 8' 10" (4.77m x 2.69m)

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

BACK GARDEN

Patio area adjacent to lounge enjoying a sunny aspect. Large lawned garden with rockery style borders and mature planting. Large Beech tree. Gated access to both sides of the property. Outside tap.

COURTYARD SIDE GARDEN

Courtyard area landscaped to create a patio area. Cupboard housing oil boiler. Oil tank located adjacent to property.

OUTLINE

Please see image showing the extent of the plot. This property owns the driveway from the communal gateway all the way to the bungalow and alongside the garden. The neighbouring property has a right of way across this drive to access the stables beyond.

SOLAR PANELS

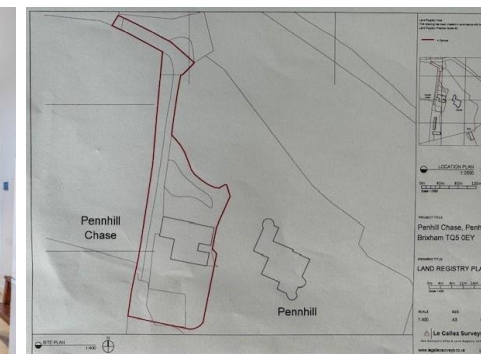
The property benefits from ground mounted solar panels located in land to the rear of the property. These are owned outright and provide a feed in tariff in the region of £2,000 a year. This generated power is currently not used within the property.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: Business rated

AGENTS NOTES:

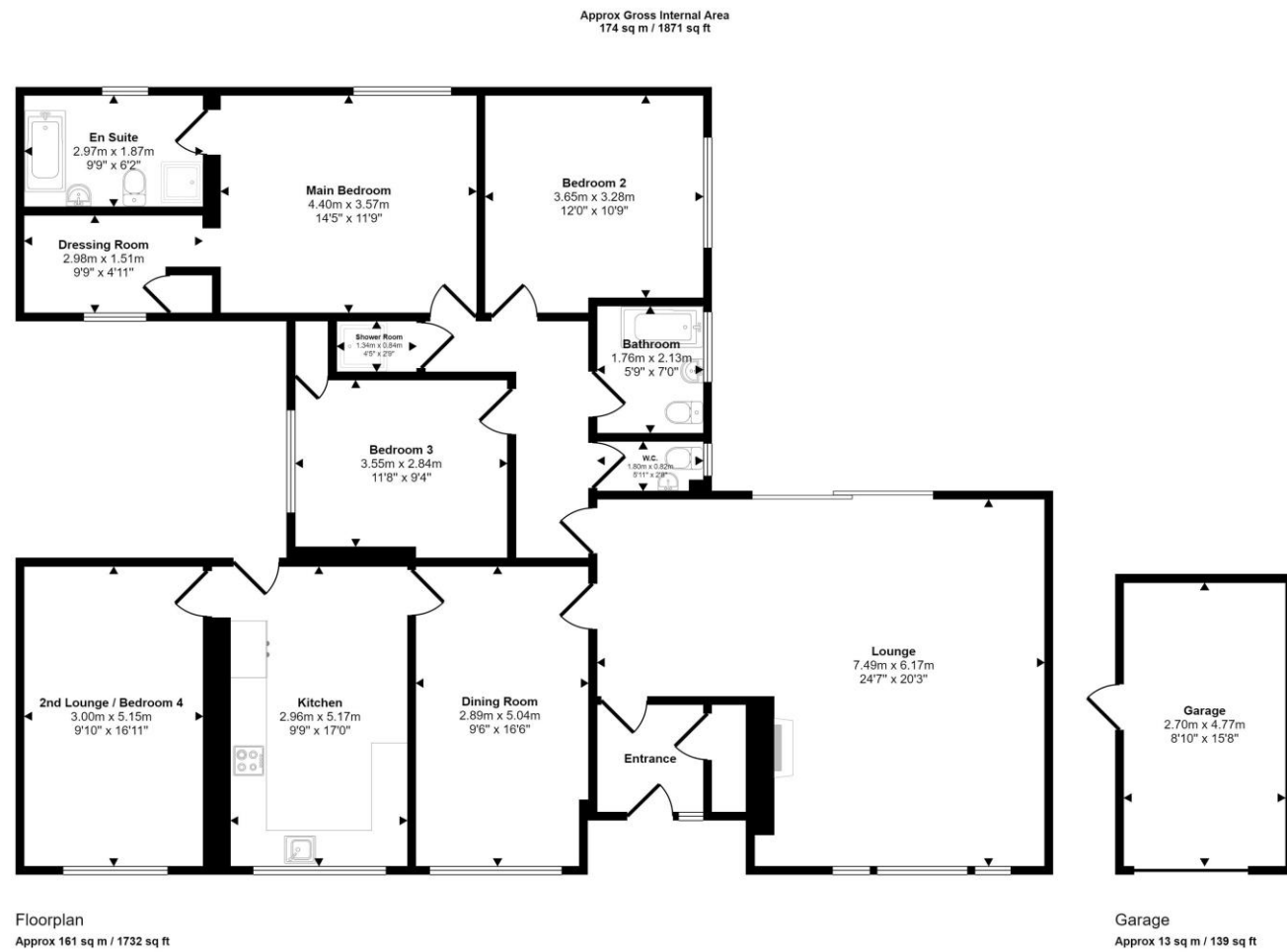
Electric, water are all on mains supply. Drainage via a septic tank. No gas connection, heating is via an oil heating system. The Ofcom website indicates broadband and mobile reception is available at this property.



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 B001946 Written by: Bill Bye

Penhill Lane, Brixham, TQ5 0EY



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



Located in an exclusive setting off Penhill Lane, between the towns of Brixham and Kingswear, this spacious **THREE / FOUR BEDROOM DETACHED BUNGALOW** benefits from commanding open and sea views across Brixham to Tor Bay, as well out over the rolling hills and out to sea. This one of a kind property is accessed via a sweeping driveway leading up to a large parking area and separate access to the garage. Internally the property is arranged across roughly 160m2. The spacious main living area is to the front with brilliant views and access to the rear patio, similarly the kitchen with integrated appliances and granite worktops also enjoys the sea views. A dining room and 2nd lounge can be found either side of the kitchen. The bathroom is accessed off the internal hallways along with a separate cloakroom W.C and shower room. There are three spacious double bedrooms, the principal suite having a walk in style dressing room, as well as an en-suite. Outside a generous garden is to the rear of the property with a sunny patio area adjacent to the property. This property cannot be seen from the roadside, internal viewing is highly recommended.

£725,000 Freehold