

Lichfield Close, Brixham, TQ5 8DQ



Positioned on a spacious corner plot, enjoying open views across the rolling hills, this **THREE BEDROOM DETACHED BUNGALOW** is being offered for sale with **NO ONWARD CHAIN**. A local shop is within walking distance on Cambridge Road, whilst the town and harbour are roughly a mile away. Internally the property is arranged across a spacious 74 square meters of internal accommodation. The spacious lounge / dining room forms the centre of the property, with sliding doors providing access to an outside seating area and open views. There is a modern fitted kitchen with wood effect units and fitted appliances, linking through to a conservatory with a recently insulated roof. The shower room comes complete with a walk in shower. There are three bedrooms with the principal room having an en-suite. Stepping outside, the gardens wrap around the property with a rockery style flower beds, patio areas and artificial grass. A driveway and garage can be found off Lichfield close, whilst a further driveway accessed off Lichfield Drive with recently erected carport is situated in this driveway.

£400,000 Freehold

ENTRANCE PORCH

Half glazed UPVC framed double glazed door with feature leaded inset. UPVC framed double glazed window enjoying open view. Glazed door to...

LOUNGE 15' 11" x 17' 2" (4.85m x 5.23m)

Spacious room with UPVC framed double glazed sliding patio doors enjoying a lovely open view. Fischer electric radiator.

KITCHEN 10' 9" x 9' 4" (3.27m x 2.84m)

Recently refurbished kitchen with wood effect wall and base units with stone effect worktops. Tiled splashbacks. One and a quarter bowl ceramic sink. Electric hob with cooker hood over. Bosch double oven and grill. Integrated fridge freezer. Integrated dishwasher. Wood effect laminate flooring. Window to side, window and door to conservatory.

CONSERVATORY 14' 8" x 8' 10" (4.47m x 2.69m)

UPVC framed double glazed sliding patio doors to garden. UPVC framed double glazed windows on dwarf walls. Recently insulated roof. Lovely open views. Wooden laminate flooring. Washing machine included in sale.

INNER HALLWAY

Hatch to loft space with drop down ladder. Built-in storage cupboards.

BEDROOM 1 11' 0" x 10' 0" (3.35m x 3.05m)

Built-in sliding door wardrobe. Fischer electric radiator. UPVC framed double glazed window. Door to ...

EN-SUITE

Large shower cubicle with tiled surround and electric shower. Wash basin in gloss white vanity unit. Close coupled W.C. Electric radiator. Window.

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

Built-in white fronted wardrobes with matching dressing table with drawers beneath. Fischer electric radiator, UPVC framed double glazed window enjoying lovely open view.

BEDROOM 3 9' 10" x 7' 0" (2.99m x 2.13m)

Fischer electric radiator. UPVC framed double glazed window with obscure glass.

SHOWER ROOM 7' 4" x 6' 4" (2.23m x 1.93m)

Walk in shower with electric shower unit. Close coupled W.C. and semi-recess basin in vanity unit. White tiled walls with silver border tile. Airing cupboard housing hot water tank. UPVC framed double glazed window. Electric radiator.

OUTSIDE

Approach from Lichfield Drive - brick paved parking area for 2 / 3 vehicles with recently erected carport for one car. Raised border to side laid with purple slate and planted with specimen planting. Concrete patio area with raised border with feature stones and planting and laid with purple slate. Gate to front garden. Access to Conservatory.

GARDEN

Sweeping garden with artificial lawned area edged with brick paving, flower borders laid with slates for ease of maintenance and planted with feature plants. Raised patio surrounded by stone wall and tiled floor - access to lawn.

PARKING SPACE

At road level

DETACHED GARAGE

Up-and-over door. Gate and access to front door.

ENERGY PERFORMANCE BAND:

E (Solar panels owned outright and included in sale)

COUNCIL TAX BAND: D

AGENTS NOTES

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



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 B001937 Written by: Bill Bye