

## Knick Knack Lane, Brixham, TQ5 9LW



Nestled in the picturesque town of Brixham, this charming **TWO BEDROOM SEMI-DETACHED BUNGALOW** offers a blend of countryside tranquillity and modern convenience. The property boasts two bedrooms, including a principal bedroom with a bay window that fills the room with natural light. A reception room provides a cozy space for relaxation, while the modern fitted kitchen, equipped with integrated appliances, caters to all your culinary needs. The conservatory to the rear extends your living space and opens to a delightful cottage-style garden. Despite its peaceful surroundings, the property is conveniently located within walking distance of a local shop. Countryside views enhance the calming ambiance of the garden, making outdoor leisure a true delight. This freehold property spans roughly 60 sq. metres, with wrap around gardens including stone-built stores.

**£229,950 Freehold**

## ENTRANCE HALL

Upvc window and entrance door. Space for shoes and coats. High level cupboard housing electric consumer unit. Radiator. Loft hatch. Storage shelves with space under for freezer.

## BEDROOM 1 10' 11" x 10' 10" (3.32m x 3.30m)

Window to front. Radiator.

## BEDROOM 2 9' 4" x 8' 9" (2.84m x 2.66m)

Bay window to rear overlooking the back garden. Radiator.

## BATHROOM

Bath with Triton electric shower over. Pedestal basin. Close coupled W.C. Radiator. Tiled walls.

## LOUNGE 15' 4" x 11' 0" (4.67m x 3.35m)

Window to front with open views. Radiator. Open to:

## KITCHEN 10' 8" x 7' 5" (3.25m x 2.26m)

Cream shaker style wall and base units with stone effect worktops and tiled splash backs. One and a quarter bowl stainless steel sink with drainer. Four ring electric hob with glass splashback, cooker hood over and single electric oven under. Space for dishwasher and space for under counter fridge freezer. Open to:

## CONSERVATORY 12' 4" x 7' 2" (3.76m x 2.18m)

Upvc double glazed conservatory with glass roof. Double opening doors to back garden. Radiator.

## OUTSIDE

### BACK GARDEN

Fully enclosed garden with stone wall to rear. Central lawn flanked with border flower beds planted with mature shrubs. Path leading down to the side of the property with gated access to the front. Stone build storage buildings. Access to under house store.

### FRONT GARDEN

Central lawn with beautifully planted flower beds. Steps lead up from Knick Knack Lane.

### PARKING

Street parking is available further down Knick Knack Lane.

### ENERGY PERFORMANCE RATING: F

### COUNCIL TAX BAND: B

### AGENTS NOTES:

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



## 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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