

## Monksbridge Road, Brixham, TQ5 9NB



Superbly presented throughout, this **THREE BEDROOM CHALET STYLE BUNGALOW** has been finished to a very high standard throughout. From the free standing log burner, to the Neff kitchen appliances and modern fitted bathrooms. As you approach the property you are welcomed by a stunningly landscaped front garden with block paved driveway and large garage. A spacious porch with heated shoe and coat cupboard links to the central hallway. The property offers three good sized bedrooms with the principal room being on the first floor with an en-suite. The lounge enjoys sliding doors to the front garden, whilst the dining room benefits from double opening French doors to the rear garden and links the modern gloss white kitchen and separate utility room. There is also a modern bathroom with shower over bath. To the rear is a private low maintenance garden complete with garden shed and raised vegetable plots. Internal viewing is needed to understand the quality and finish of the property.

**£450,000 Freehold**

## ENTRANCE HALL

Upvc front door and window to side. Radiator. Storage cupboard for shoes and coats (with radiator pipe). Inner door to:-

## HALL

Radiator. Exposed wooden floor boards.

## LOUNGE 12' 11" x 11' 9" (3.93m x 3.58m)

Sliding patio doors to front. Central freestanding multi fuel log burner with granite hearth. Exposed wooden floor boards. Modern radiator.

## DINING ROOM 10' 11" x 9' 11" (3.32m x 3.02m)

Double opening French doors to rear garden. Storage cupboard. Exposed wooden floors. Access to kitchen and utility room.

## KITCHEN 10' 11" x 10' 0" (3.32m x 3.05m)

Window to rear. Gloss white wall and base units with granite effect worktop and upstands. Inset black one and quarter bowl sink and drainer. Four ring 'Neff' gas hob with stainless steel splashback and cooker hood over. Built-in eye level 'Neff' oven and grill/microwave. Slide out bins. Space for dishwasher. Recessed built-in fridge/freezer. Radiator.

## UTILITY ROOM 7' 10" x 6' 4" (2.39m x 1.93m)

Window to rear. Wood effect wall and base units with granite effect worktops. Inset stainless steel sink and drainer. Space for washing and under counter fridge. Radiator.

## BEDROOM 1 11' 10" x 11' 3" (3.60m x 3.43m)

Spacious double room with bay window to front. Built-in wardrobes and drawers. Exposed wooden floor boards.

## BEDROOM 3 8' 1" x 8' 10" (2.46m x 2.69m) plus recess

Window to side. Built-in cupboard. Radiator.

## BATHROOM 8' 9" x 6' 3" (2.66m x 1.90m)

Window to side. Inset bath in tiled surround with 'Triton' electric shower over with shower screen. Wash basin on contemporary style vanity unit with concealed W.C. Heated towel rail.

## TOP FLOOR BEDROOM 13' 1" x 8' 9" (3.98m x 2.66m)

Bright triple aspect room with three 'Velux' style windows. Large built-in wardrobes. Access to eaves storage. Radiator. Door to:-

## EN-SUITE 7' 8" x 5' 11" (2.34m x 1.80m)

'Velux' style window. Shower cubicle with sliding door. Tiled surround. Pedestal wash hand basin with tiled splash back. Close coupled W.C. Shaver point. Vanity unit with mirror above. Radiator. Mirror fronted vanity unit.

## OUTSIDE

### FRONT GARDEN

Beautifully planted garden with large block paved driveway. Inset lawn. Patio area adjacent to lounge. Pergola with mature wisteria.

### GARAGE 17' 7" x 12' 3" (5.36m x 3.73m)

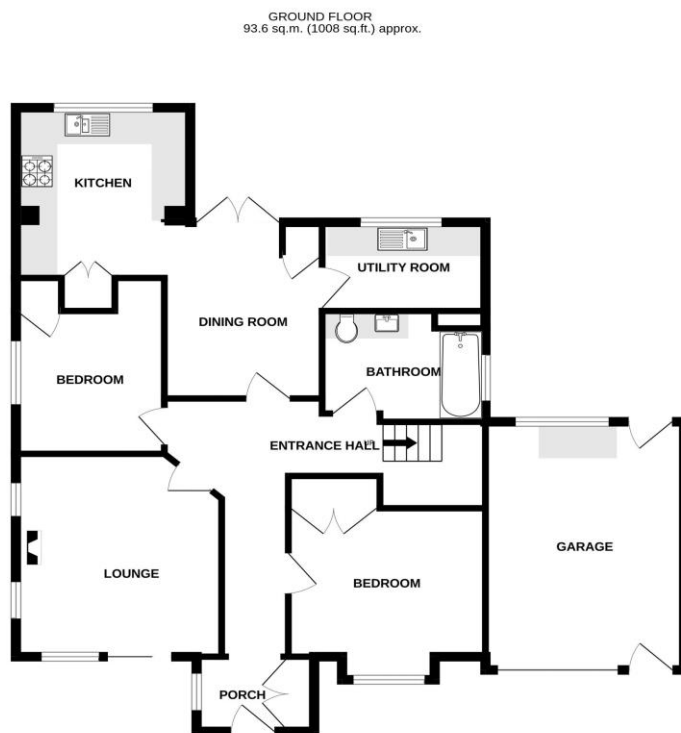
Window to rear. Electric up and over door. Personal door to front and rear. Power and light.

## REAR GARDEN

Small store. Paving slabs with gravel. Vegetable patch. Flower borders. Garden shed.

## COUNCIL TAX BAND: D

## EPC RATING: D



## 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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