

The Close, Brixham, TQ5 8RE



A very spacious **DETACHED BUNGALOW** located in the popular Furzeham area of Brixham, in a level position with local shops and amenities within walking distance. A regular bus service nearby runs to the town centre and waterfront which is approximately one mile distant. Battery gardens and Fishcombe Cove are just a short walk away with access to the coastal footpath.

The Bungalow has a spacious entrance porch and hallway, which flows through to a good size lounge and separate dining room which in turn leads to the fitted kitchen which enjoys an outlook over the rear garden. There are three bedrooms, one with fitted bedroom furniture, shower room/w.c. and also a secondary separate w.c.

Outside there are super, front and rear gardens which have been landscaped for ease of maintenance.

A driveway runs from the front to the rear where there is a detached single garage. Gas fired central heating is installed along with double glazing. **VIEWING ADVISED. NO ONWARD CHAIN.**

£379,950 Freehold

ENTRANCE PORCH.

Double glazed windows and entrance door. Tiled floor and courtesy light. Inner door to:

SPACIOUS ENTRANCE HALL.

Double cloaks/airing cupboard with factory lagged hot water cylinder. Loft access hatch with pull down ladder. Radiator.

LOUNGE. 15' 9" x 11' 7" (4.80m x 3.53m)

Double glazed window to front. Fitted fire surround with electric fire. Radiator. Double glazed window to side.

DINING ROOM. 11' 7" x 9' 1" (3.53m x 2.77m)

Double glazed window to side. Radiator. Recessed display shelving. Sliding door to:

KITCHEN. 11' 9" x 7' 10" (3.58m x 2.39m)

Range of fitted wood effect wall and base cupboards, working surfaces with inset acrylic sink and drainer. Tiled surrounds. Built in double oven/grill, electric hob with cooker hood over. Space/plumbing for washing machine and dishwasher. Glow Worm boiler. Two double glazed windows and double glazed door to garden.

BEDROOM 1. 11' 11" x 12' 9" (3.63m x 3.88m)

Double glazed window to front. Radiator. Range of fitted bedroom furniture.

BEDROOM 2. 10' 9" x 9' 3" (3.27m x 2.82m)

Double glazed sliding door opening to the garden. Radiator.

BEDROOM 3. 10' 3" x 7' 11" (3.12m x 2.41m)

Double glazed window. Radiator.

SHOWER ROOM/W.C.

Comprising shower enclosure with independent 'Mira' electric shower. Pedestal wash basin and corner low level W.C. Tiled walls. Heated towel rail. Double glazed window to rear.

SEPARATE W.C.

Close coupled W.C. and wall mounted hand basin. Tiled walls. Extractor fan. Double glazed window.

OUTSIDE.

The front garden is landscaped for ease of maintenance, and there is a pathway with gate to one side, and driveway to the other leading right past the bungalow to the garage.

DETACHED GARAGE.

17' 7" x 8' 3" (5.36m x 2.51m)

Up and over door to front. Light and power point.

REAR GARDEN.

A super rear garden, part landscaped with level lawn, inset shrubs and specimen trees. Raised vegetable beds. and seating terrace adjacent to the bungalow.

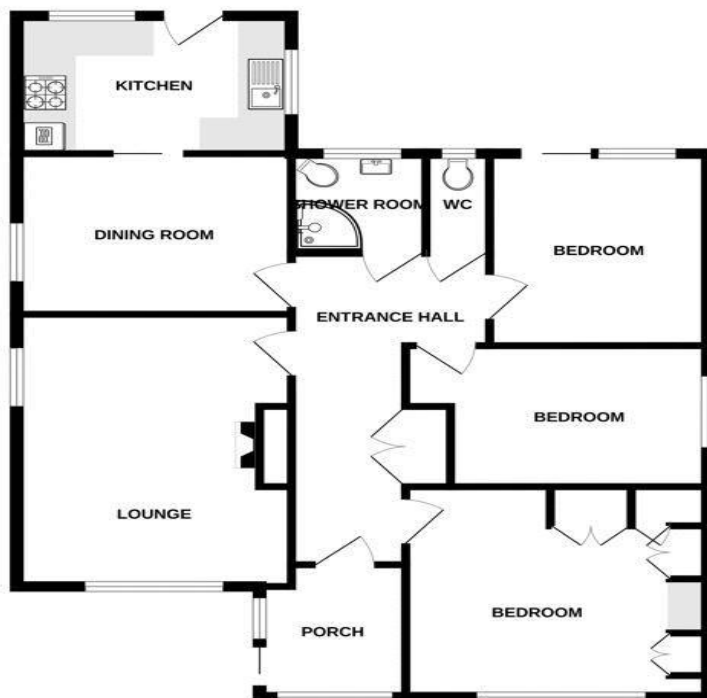
COUNCIL TAX BAND: D

ENERGY RATING: D

NOTE:

The bungalow is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area. Please check with your mobile provider about mobile reception.

GROUND FLOOR
86.4 sq.m. (930 sq.ft.) approx.



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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