

Pine Close, Brixham, TQ5 0DJ



A beautifully presented **THREE BEDROOM DETACHED BUNGALOW**, arranged across a spacious 128sq meters of accommodation. The property is located in a cul de sac position in the higher Brixham area, which is approximately one and a half miles from Brixham town centre, harbour and waterfront. Local shops at St. Mary's Square and amenities are within easy reach and there is a regular bus service to the town centre. The bungalow offers very spacious and flexible accommodation, it is currently arranged as two lounge/living rooms, which enjoy a pleasant outlook and sunny aspect, super kitchen/dining room, utility area and two double bedrooms, the principal having an en suite bathroom/w.c. There is also a luxury bathroom/w.c. with freestanding roll top bath and large walk in shower. Outside are front and rear gardens and driveway parking. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended.

£399,950 Freehold

ENTRANCE HALL.

Double glazed door to front. Spacious entrance hall with oak effect flooring. Inset spotlights. Storage cupboard. Doors to:

LOUNGE/ BEDROOM 3. 18' 4" x 12' 7" (5.58m x 3.83m) max, reducing.

Currently used as a cosy lounge with double glazed window to front with pleasant open aspect. Radiator.

LIVING ROOM. 15' 10" x 11' 9" (4.82m x 3.58m)

Oak effect flooring continuing. Wide double glazed window and patio door to front enjoying a pleasant outlook towards Southdown Hill. Fitted fireplace with inset electric fire. Radiator. Further double glazed window to side.

KITCHEN/DINING ROOM.

KITCHEN AREA. 8' 8" x 9' 9" (2.64m x 2.97m)

Modern range of gloss finish, cream faced, wall and base cupboards with complimentary working surfaces and inset one and a half bowl ceramic sink and drainer. Built in "Bosch" double ovens and matching induction hob with cooker hood over. Freestanding dishwasher. Double glazed window. Archway to:

DINING AREA. 9' 9" x 9' 9" (2.97m x 2.97m)

Ample space for dining table and chairs. Radiator. Double glazed window. Doorway to entrance hall.

UTILITY ROOM. 7' 11" x 4' 5" (2.41m x 1.35m)

Fitted worktop with space/plumbing beneath for washing machine and tumble dryer. Triple wall cupboard. Double glaze door to the rear garden.

BEDROOM 1. 18' 5" x 11' 8" (5.61m x 3.55m)

A super room with lots of space and double glazed windows and door to the garden. Two large mirror fronted double wardrobes. Radiator. Inset spotlights. Door to:

EN SUITE BATHROOM/W.C.

Comprising suite of corner jacuzzi bath, low level w.c. and pedestal wash basin. Tiled surrounds. Extractor fan. L.E.D. mirror. Heated towel rail.

BEDROOM 2. 11' 9" x 10' 0" (3.58m x 3.05m)

Double glazed window to rear. Radiator.

BATHROOM/W.C.

A luxury bathroom comprising free standing roll top bath, walk in shower with overhead rainfall shower and hand held attachment. Pedestal wash basin. Low level W.C. Extractor fan. Heated towel rail.

OUTSIDE

FRONT.

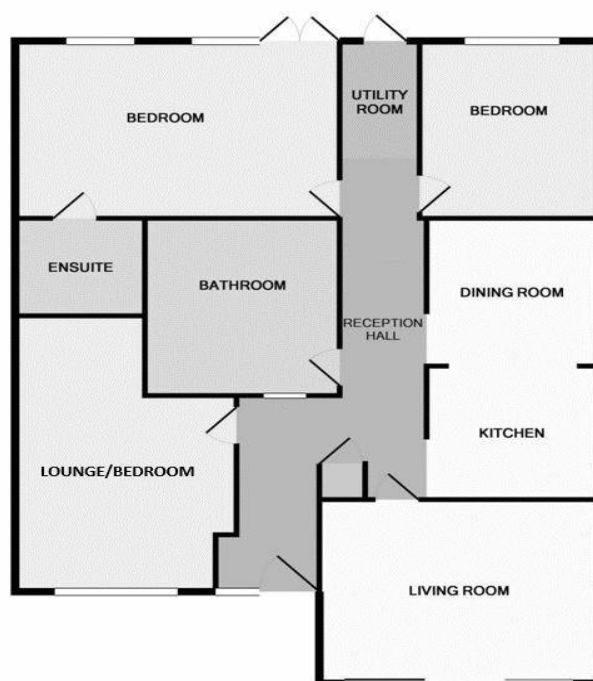
Driveway parking to front and raised level lawn with flower border and wildlife pond. Path leads around the side of the bungalow to:

REAR GARDEN.

Raised lawn with stocked flower beds and raised flowerbeds. Various shrubs and specimen trees. Hard standing with Greenhouse and Garden Shed.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE: The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage.



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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