

## Longcroft Avenue, Brixham, TQ5 0DS



Nestled in a peaceful cul-de-sac in the charming town of Brixham, this delightful **TWO BEDROOM LINK-DETACHED BUNGALOW** spans approximately 90 sq. metres. With **NO ONWARD CHAIN**, this property offers an excellent opportunity for hassle-free relocation or investment. The inviting interior comprises two double bedrooms, the principal featuring mirror-fronted built-in wardrobes, ensuring practical storage solutions. The family room boasts an open plan layout complemented by a central fireplace, leading to an adjoining conservatory that bathes the space in natural light. The modern kitchen is fully equipped with integrated appliances. Outside, the property benefits from a generous rear garden, complete with a patio area, perfect for entertaining guests. Additional features include driveway parking and an attached single garage, providing ample space for vehicles and storage. Do not miss this opportunity to own a spacious detached bungalow with modern amenities in a serene and well-connected location. Arrange a viewing today to experience all that this charming property has to offer.

**£329,950 Freehold**

## ENTRANCE HALL

Upvc front door. Loft hatch. Radiator.

## LOUNGE 13' 4" x 13' 4" (4.06m x 4.06m)

Central fireplace with electric fire. Radiator. Open to...

## CONSERVATORY 11' 1" x 10' 5" (3.38m x 3.17m)

Windows to three sides enjoying views into the back garden. Door to garden. Radiator.

## KITCHEN 10' 8" x 7' 7" (3.25m x 2.31m)

White gloss wall and base units with granite worktops. Stainless steel sink with drainer. Tiled splash back. Four ring AEG electric hob. Integrated double oven and grill. Space for under counter fridge. Window to rear. Radiator. Door to:

**REAR PORCH / UTILITY 7' 5" x 4' 11" (2.26m x 1.50m)** Plumbing for washing machine. Power and lighting. Upvc door to rear garden.

## BATHROOM 8' 4" x 7' 1" (2.54m x 2.16m)

Shower cubicle and separate bath. Basin in vanity unit with integrated W.C. Two windows to rear. Fully tiled walls. Radiator.

## BEDROOM 1 11' 6" x 11' 6" (3.50m x 3.53m)

Spacious double room with built in mirror fronted wardrobes. Window to front. Radiator.

## BEDROOM 2 10' 6" x 10' 0" (3.20m x 3.05m)

Window to front. Radiator.

## OUTSIDE

### BACK GARDEN

Patio area finished with artificial grass. Outside tap. Steps down to central lawn area. Greenhouse. Well planted border flower beds. Garden shed. Path leads around to:

## GARAGE 15' 5" x 8' 1" (4.70m x 2.46m)

Up and over door to front. Pedestrian door to rear. Power and lighting.

## FRONT GARDENS

Mainly laid to lawn with driveway parking. Pedestrian path to front door with additional gated storage area.

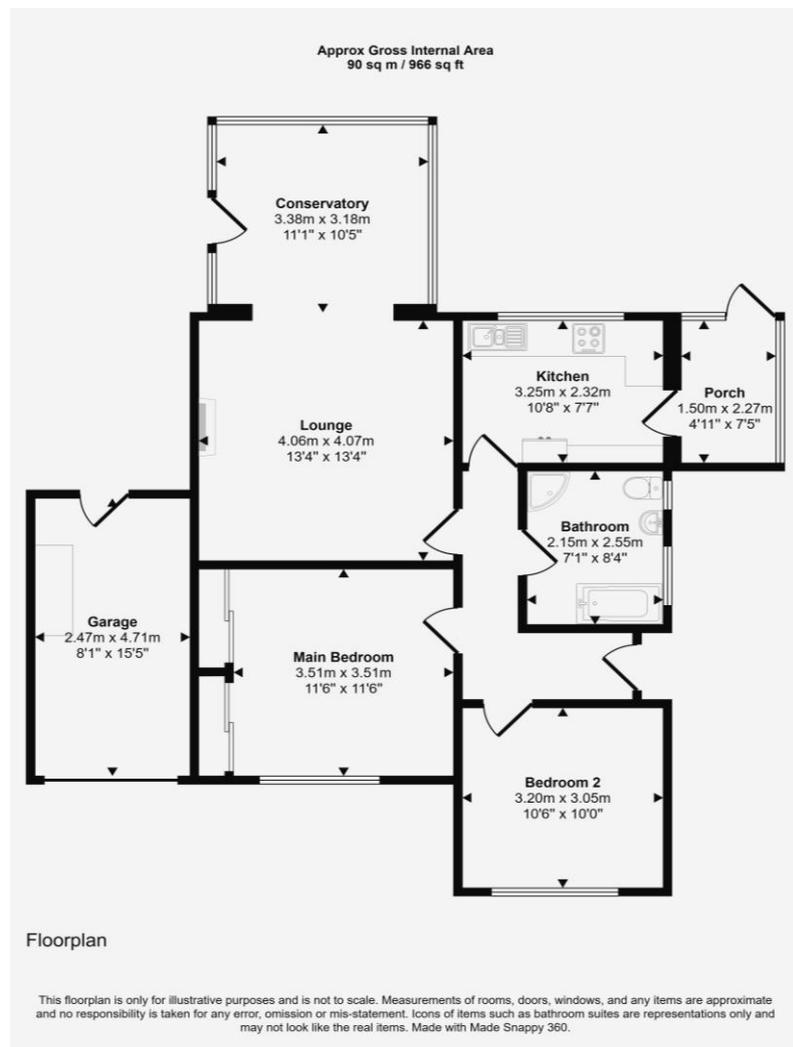
## SOLAR PANELS

The vendor informs us the solar panels are owned outright.

## ENERGY PERFORMANCE RATING: B

## COUNCIL TAX BAND: C

**AGENTS NOTES:** The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply,



## 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 B001974 Written by: Bill Bye