

Sanders Road, Brixham, TQ5 8PL



This spacious **SEMI-DETACHED TWO BEDROOM BUNGALOW** has been extended at the rear to incorporate a delightful dining/living/kitchen space and together with the good size Lounge forms a lovely open plan living space. There is a good size entrance porch with ample space for coats/shoes etc, 2 good size Bedrooms and a family Bathroom. The bungalow benefits from gas fired central heating and UPVC framed double glazed windows and doors. To the front is a level, low maintenance garden, and driveway parking to the side for 2 cars. The delightful, larger than expected, sunny rear garden is landscaped with lawn area and various inset borders. There is also a very useful Summerhouse and a hardstanding to the side ideal for extra storage. Sanders Road is located on the level on the popular Copythorne side of the town. A short walk away is the convenience store at Cambridge Road and the small parade of shops at Pillar Avenue. With no onward chain, this easily to maintain home, should be viewed.

£299,950 Freehold

SPACIOUS ENTRANCE PORCH 10' 9" x 7' 2" (3.27m

x 2.18m) A spacious entrance area with ample space for coats/shoe storage. Half glazed entrance door and two windows. Radiator. Ceramic tiled floor. Open through to ...

HALL

Hatch to loft void. Radiator. Louvre doored shelved linen cupboard. Ceramic flooring.

LOUNGE 15' 5" x 11' 10" (4.70m x 3.60m)

Good size window overlooking front. Brick surround fireplace with tiled hearth. Radiator. Ceramic tiled flooring. Square open arch through to ...

'L' SHAPED KITCHEN/DINING ROOM 17' 2" x 12' 0" (5.23m x 3.65m) plus 12' x 7' 0" (3.65m x 2.39m)

A lovely spacious open plan living space with ample space for dining, and socialising. Door and windows to garden. Radiator. 'Worcester' gas fired central heating boiler. Light oak faced effect cupboards with wood effect working surfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap. Tall larder cupboard. Spaces for washing machine and dishwasher. Further area with space for gas cooker, fridge and freezer. Archway through to ..

BEDROOM 1 11' 10" x 10' 11" (3.60m x 3.32m)

Window to front. Radiator. Ceramic tiled floor.

BEDROOM 2 10' 10" x 9' 2" (3.30m x 2.79m)

Window to rear. Radiator.

BATHROOM/W.C

White suite of panelled bath with Redring electric shower over, pedestal washbasin and low flush W.C. Ceramic tiled floor. Radiator. Window with obscure glass.

OUTSIDE

Driveway **PARKING AREA** for 2 cars.

FRONT GARDEN

Laid for ease of maintenance to chippings. Pedestrian approach path with sweeping slope to front door.

DELIGHTFUL REAR GARDEN

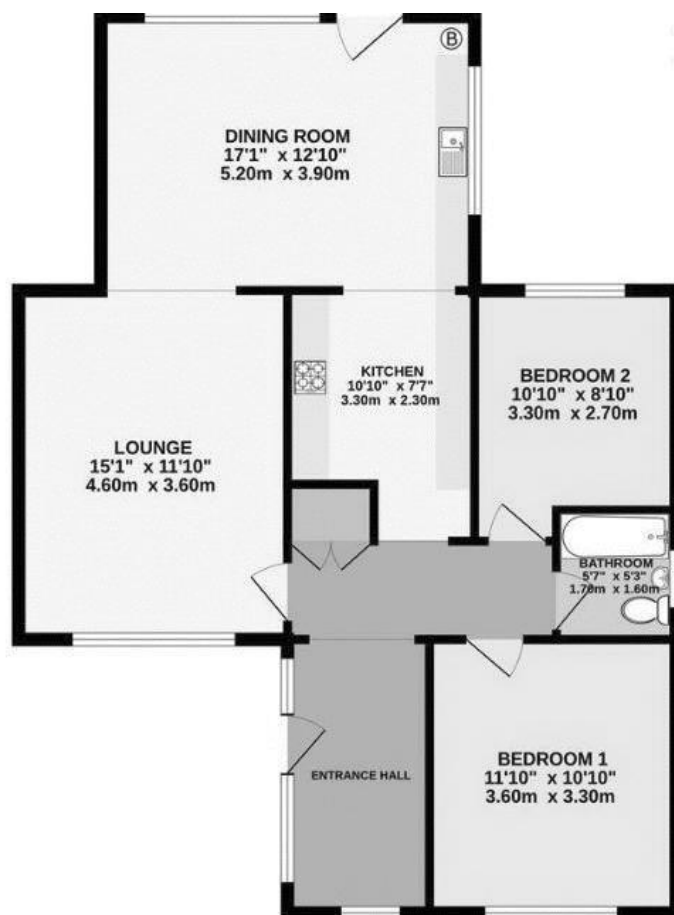
A delightful, larger than expected, sunny **REAR GARDEN** with level lawn area with rockery beds. Pathways with inset borders. Fruit trees. Timber Summerhouse. Gate to side.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: C

AGENT'S NOTES

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 for coverage in this area.



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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