

Orchard Grove, Brixham, TQ5 9RH



The bright and light filled rooms of this **SEMI-DETACHED CHALET BUNGALOW** have been decorated in a modern contemporary style and the spacious home is ready to move straight into. There are two double sized bedrooms together with a good size attic room. The dining room flows seamlessly into an attractively appointed kitchen area creating a lovely cooking and eating space for the family. There is a very useful Utility Room to the side and a striking tiled Bathroom. Outside there is a long driveway leading to a Detached Garage and to the rear is a larger than expected enclosed sunny garden with a good size paved patio area ideal for alfresco dining. Gas fired central heating and UPVC framed double glazing are installed. There is a local convenience store located "just around the corner" and the bungalow is located in the catchment area of Brixham Cof E primary school.

£299,950 Freehold

GROUND FLOOR. Composite front door opening to ...

ENTRANCE LOBBY with part glazed inner door to ...

ENTRANCE HALL. Radiator. Electric meter cupboard. Cloaks cupboard.

BRIGHT LOUNGE 15' 0" x 12' 10" (4.57m x 3.91m). Good size double glazed picture window to front. Radiator.

DINING ROOM 11' 0" x 6' 11" (3.35m x 2.11m). Double glazed window to side. Radiator. Stairs to first floor with storage cupboard beneath. Open through to ...

KITCHEN 9' 5" x 8' 11" (2.87m x 2.72m). Attractively appointed with two tone grey faced fitted wall and base units with quartz working surfaces. Under-mounted sink with drainer cut into the working surface. Space for wide fridge/freezer. 'Stove' range style cooker with wide cooker hood over. Integrated dishwasher. Double glazed window to rear. Door to ...

UTILITY ROOM 9' 11" x 4' 6" (3.02m x 1.37m). Two double glazed windows and composite door. Quartz working surfaces with cupboards below and spaces for washing machine and tumble dryer. Radiator.

BEDROOM 1 12' 0" x 10' 1" (3.65m x 3.07m). Double glazed window to front. Radiator.

BEDROOM 2 10' 1" x 9' 11" (3.07m x 3.02m). Double glazed window to rear. Radiator.

BATHROOM/W.C. Strikingly appointed with a suite of white shower bath with glazed curved shower screen, mixer tap and shower attachment. Low level W.C. Half pedestal washbasin. Contemporary tiled walls and attractively black floor tiles. Obscure double glazed window. Cupboard housing hot water pressurised tank.

FIRST FLOOR

ATTIC ROOM 20' 9" maximum dimension x 10' 11" (6.32m x 3.32m). (Some limited headroom). Two Velux type windows with fitted blinds. Radiator. Access points to useful under-eaves storage area.

OUTSIDE

FRONT GARDEN with paving and various flower beds. Long driveway at side leading to ...

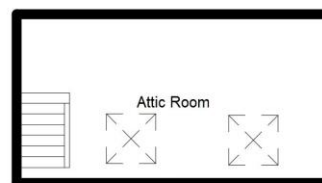
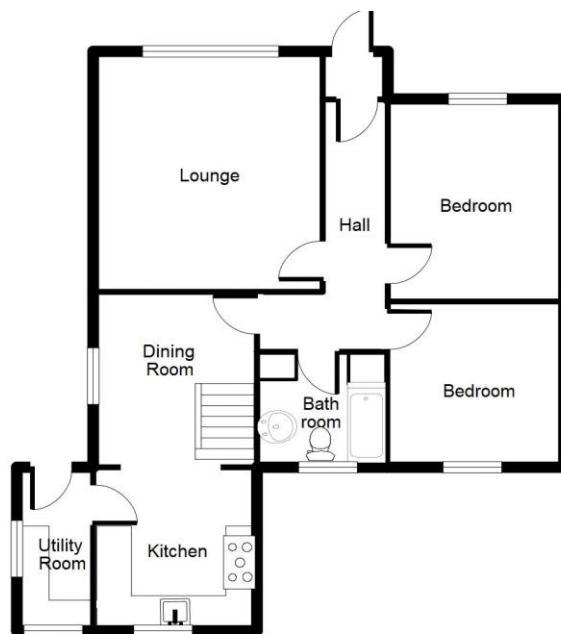
DETACHED GARAGE 15' 2" x 8' 0" (4.62m x 2.44m). Up-and-over door, power and light.

LARGER THAN EXPECTED ENCLOSED REAR GARDEN enjoying a sunny aspect with good size lawn area and paved patio providing a seating/dining space. Underhouse storage space housing Worcester gas fired central heating boiler. Two external electrical sockets. Dog wash area with shower attachment and water tap.

GENERAL INFORMATION - The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: 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.

Ref B0001992 Written by: R.C