

Belmont Road, Brixham, TQ5 9JH



Offers are invited for this **TWO BEDROOM SEMI DETACHED BUNGALOW** with **NO ONWARD CHAIN**.

The clean and tidy bungalow is located in a quiet cul de sac off Cudhill Road and offers lots of potential for improvement and some updating. The accommodation is well proportioned, having a generous lounge and kitchen dining room along with two double bedrooms and bathroom/w.c. Outside there are front and rear gardens, ample driveway parking and a detached single garage. Gas fired central heating is installed along with double glazed windows. Internal viewing recommended.

Belmont Road is situated approximately half a mile from Brixham town centre and harbour, via New Road where the regular number 12 bus service also connects to Paignton and Torquay. There is a Sainsbury's convenience store also within easy reach on New Road.

£249,950 Freehold

Open porch with recessed double glazed entrance door to:

ENTRANCE HALL.

Cloaks/storage cupboard. Radiator. Doors to:

LOUNGE. 12' 0" x 12' 0" (3.65m x 3.65m)

Double glazed window to front and side. Radiator. Brick fire surround.

KITCHEN/DINING ROOM. 14' 3" x 10' 11" (4.34m x 3.32m)

Three double glazed windows. Fitted worktop with inset stainless-steel sink and drainer with cupboard below. Two wall cupboards. Electric cooker and Dishwasher are included in the sale. Built in cupboard housing Ideal combination boiler. Pantry cupboard with electrical consumer unit and electric heater. Double glazed door to open porch giving access to the side.

BEDROOM 1. 12' 0" x 11' 11" (3.65m x 3.63m)

Double glazed window to rear. Radiator.

BEDROOM 2. 12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to front. Radiator.

BATHROOM/W.C.

White suite of panelled bath with mixer taps, shower attachment and screen to side. Pedestal wash basin and low level W.C. Part panelled walls. Radiator. Loft access hatch. Double glazed window.

OUTSIDE.

The front garden has a lawn with hedge boundary. A long driveway providing ample off-road car parking leads to:

DETACHED GARAGE. 15' 10" x 8' 0" (4.82m x 2.44m)

Up and over door to front. Light and power points. Window to rear.

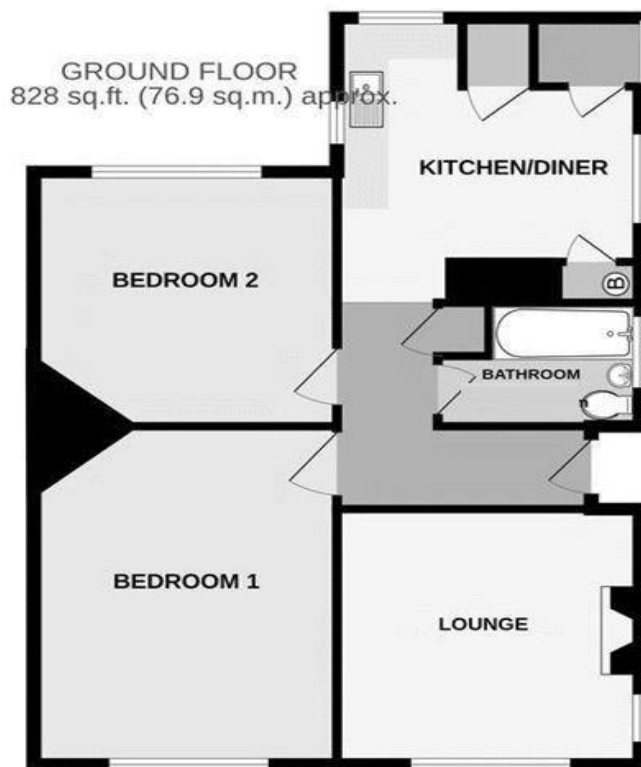
REAR GARDEN.

Crazy paved patio area adjacent to the property and lawn with flowerbeds surrounding.

COUNCIL TAX BAND: C

ENERGY RATING: D

NOTE: The property is connected to 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 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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