

Summertime Way, Brixham, TQ5 0RB



Welcome to this **THREE BEDROOM DETACHED BUNGALOW**, ideally situated in a peaceful cul-de-sac within the sought area of Higher Brixham. The large and beautifully landscaped back garden, enhanced by a spacious elevated patio, provides a perfect setting for outdoor relaxation while enjoying rural views. The principal bedroom features an en-suite and built-in wardrobes, whilst the second bedroom also includes built-in wardrobes. The large kitchen, which allows for a dining setup, has direct access to the back garden, heightening convenience. The triple aspect family room benefits from a spacious open layout, ideal for family gatherings and entertaining guests, whilst the garden room provides a useful second reception / hobbies room. Externally, the property includes a single detached garage and ample driveway parking, adding to the practicality of this beautiful home. Brixham town centre is roughly 1.5 miles away, whilst the local shop is just down the road. Don't miss out on this exceptional opportunity to purchase a stunning home in an unrivalled location. Schedule a viewing today!

£475,000 Freehold

ENTRANCE PORCH

Double opening UPVC doors. Inner UPVC door to:

INNER HALL

Radiator. Loft Hatch. Store cupboard. Airing cupboard.

BATHROOM 6' 5" x 5' 9" (1.95m x 1.75m)

Bath with shower over and folding shower screen. Pedestal basin. Close coupled W.C. Radiator.

BEDROOM 1 14' 0" x 11' 4" (4.26m x 3.45m)

Spacious double room. Built in wardrobes, separate freestanding wardrobes are also included in sale. Window to rear. Radiator.

EN-SUITE 7' 11" x 4' 2" (2.41m x 1.27m)

Shower cubicle. Close coupled W.C. Pedestal basin. Heated towel rail. Window to rear.

BEDROOM 2 12' 5" x 9' 9" (3.78m x 2.97m)

Double room with built in wardrobes. Radiator. Two windows to front.

BEDROOM 3 10' 11" x 7' 4" (3.32m x 2.23m)

Window to front. Radiator.

LOUNGE / DINING ROOM L shaped room 26' 3" x 18' 1" at largest (7.99m x 5.51m)

Spacious room enjoying a triple aspect. Window to front and side with sliding patio doors to garden room. Electric fireplace with stone effect surround. Two radiators. Two areas allowing space for living and dining room furniture.

GARDEN ROOM 11' 3" x 8' 9" (3.43m x 2.66m)

Triple aspect room with double opening patio doors to garden. Radiator.

KITCHEN 11' 8" x 11' 0" (3.55m x 3.35m)

White wall and base units with granite effect worktops and tiled splash backs. One and a quarter bowl stainless steel sink with drainer. Electric oven, gas hob with cooker hood over. Integrated dishwasher (currently not used). Space for table and chairs. Radiator. Further area with granite effect worktop with space under for white goods. Wall mounted Glow-worm boiler. Upvc door to back garden.

OUTSIDE

BACK GARDEN

Large patio area adjacent to property with border raised beds. Further large raised patio area enjoying rural views towards South Down Hill. Central inset lawn. Outside tap and light. Gated access to front.

FRONT GARDEN

Beautifully landscaped garden arranged across various terraces with ornate gravel and artificial grass. Block paved driveway allowing off street parking for one car. Pedestrian block paved walkway around property.

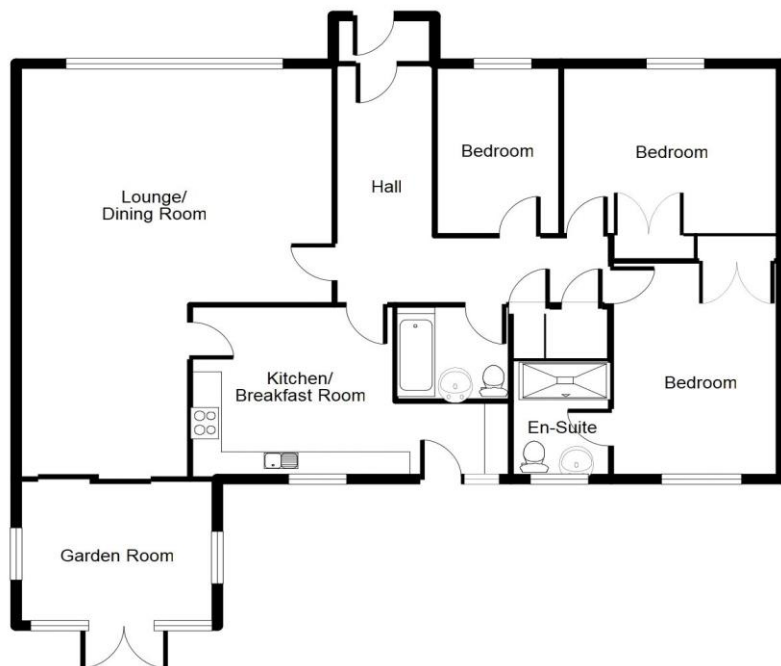
GARAGE 17' 4" x 9' 0" (5.28m x 2.74m)

Electric up and over door. Space and plumbing for washing machine and tumble drier. Pedestrian door to rear.

ENERGY PERFORMANCE RATING: D

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, with a mains drainage connection.



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 B002000 Written by: Bill Bye