

## Copythorne Road, Brixham, TQ5 8QE



Located on Copythorne Road, roughly one mile from Brixham town centre and harbour, this beautifully presented **THREE BEDROOM DETACHED BUNGALOW** offers a blend of modern comfort, well landscaped gardens and an exceptionally large garage / workshop. The property boasts an immaculate condition and is ready for immediate occupancy with **NO ONWARD CHAIN**. There are three bedrooms, the principal being a spacious double aspect room, whilst the third features an en-suite shower room. The modern kitchen, with integrated appliances, provides direct access to the back garden, whilst the spacious lounge and dining room feature a central fireplace, creating a warm focal point for family gatherings. The conservatory to the rear further enhances the open, airy layout and offers additional space for relaxation and entertaining. Situated on a desirable corner plot, the property includes a secluded patio area, as well as a separate tranquil fishpond, inset into a landscaped terrace. The large garage/workshop is a significant highlight, catering to those in need of ample storage or workspace. Additional parking is provided by the large driveway. The local shop is located within walking distance just around the corner on Cambridge Road.

### £420,000 Freehold

## ENTRANCE HALL

Upvc front door. Two storage cupboards. Radiator. Loft hatch.

**LOUNGE / DINER 20' 0" x 11' 10" (6.09m x 3.60m) at largest** Window to front. Radiator. Central stone effect fireplace with gas fuelled log burner effect fire.

**CONSERVATORY 7' 9" x 7' 6" (2.36m x 2.28m)**  
Double opening doors to back garden. Two radiators.

**KITCHEN 10' 10" x 8' 11" (3.30m x 2.72m)**  
Gloss wall and base units with oak effect worktops and splashbacks. One and a quarter bowl black ceramic sink. Ariston electric double oven and grill with four ring gas hob, glass splashback and cooker hood over. Wall mounted boiler. Integrated under counter fridge and separate freezer. Space for washing machine and dishwasher. Window and Upvc door to rear.

**BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m)**  
Bath with Mira electric shower over and shower screen. Corner W.C. Corner Pedestal basin. Heated towel rail and radiator. Window.

**BEDROOM 1 11' 11" x 9' 7" (3.63m x 2.92m) to wardrobe** Double aspect room with built in mirror fronted wardrobes. Radiator.

**BEDROOM 2 8' 11" x 8' 11" (2.72m x 2.72m)**  
Window to rear. Radiator.

**BEDROOM 3 11' 5" x 9' 10" (3.48m x 2.99m)**  
Window to rear. Radiator. Door to:

## EN-SUITE

Shower cubicle with Triton electric shower. Pedestal basin. Close coupled W.C. Heated towel rail. Window to rear.

**LARGE GARAGE 15' 8" x 14' 1" (4.77m x 4.29m)**

**OVERALL** Power and lighting. Up and over garage door and pedestrian door to front. Inner door allowing access into the property. Mezzanine storage level.

## OUTSIDE

### FRONT GARDEN

Driveway parking for multiple cars. Inset lawn. Border flower beds. Feature palm trees.

### BACK GARDEN

Private patio garden adjacent to kitchen.

### SIDE GARDEN

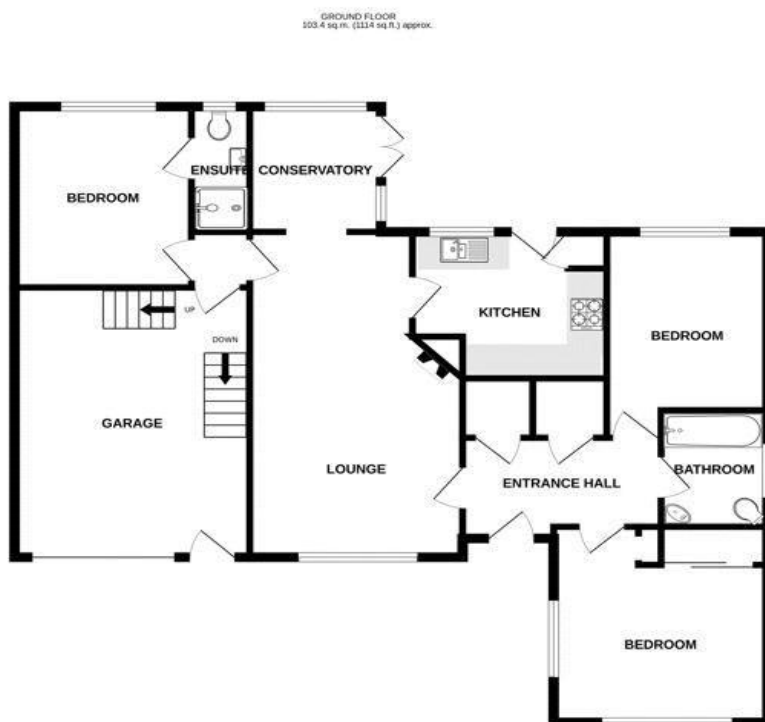
Beautifully landscaped area with inset fish pond, large flowing steps leading to various terraces. Secluded patio area. Garden shed.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: D

## 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.



1ST FLOOR  
20.3 sq m. (219 sq ft.) approx.



## 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 B002003 Written by: Bill Bye