

## Bala Brook Close, Brixham, TQ5 0RQ



A truly outstanding garden! Positioned in one of the largest plots in higher Brixham, this **THREE BEDROOM DETACHED BUNGALOW**, with further accommodation on the lower floor, provides a wealth of potential both inside and out. The property comes complete with large double garage, workshop and can be sold complete with garden equipment! Inside, this spacious property offers three bedrooms with master en-suite, large L shaped lounge / dining room, as well as a fitted kitchen with utility area and access to the patio. On the lower floor are two large rooms, which could provide further accommodation or make a separate annex. To the front is a conservatory with sunny aspect. There is also a large workshop with under house store. The property is located in Higher Brixham providing a quiet, tranquil setting with open countryside views. Brixham's town and harbour are roughly 1.5 miles away. The local shop is just around the corner on Summercourt Way.

**£560,000 Freehold**

## ENTRANCE HALL

Upvc entrance door with external covered area. Large hallway with airing cupboard housing hot water tank. Loft hatch.

Radiator. Double door to lounge

**LOUNGE / DINING ROOM 24' 10" x 21' 1" narrowing to 12'8 (7.56m x 6.42m)** Very spacious triple aspect room with central gas fire in stone surround. Ample space for living room furniture as well as dining table and chairs. Sliding door to patio. Open countryside views. Stairs to lower level.

## KITCHEN 13' 7" x 11' 4" (4.14m x 3.45m)

Spacious kitchen fitted with a range of wooden wall and base units with complimenting worktops. Inset one and a quarter bowl stainless steel sink with drainer. Tiled splashbacks. Four ring gas hob with cooker hood over. Neff eye level oven and grill. Window to side. Further utility space with space for washing machine and tumble driver. Access to patio.

## BEDROOM 1 16' 0" x 11' 6" (4.87m x 3.50m)

Spacious double room with built in wardrobes. Storage cupboard. Window to side. Radiator. Door to:

## EN-SUITE 7' 6" x 5' 1" (2.28m x 1.55m)

Shower cubicle. Close coupled W.C. Pedestal wash basin. Fully tiled walls. Window to side. Radiator.

## BEDROOM 2 11' 6" x 11' 1" (3.50m x 3.38m)

Built in wardrobes. Window to front. Radiator.

## BEDROOM 3 11' 1" x 9' 2" (3.38m x 2.79m)

Window to side. Radiator.

## BATHROOM 7' 4" x 5' 11" at largest (2.23m x 1.80m)

Bath with shower attachment. Pedestal wash basin. Close coupled W.C. Fully tiles walls. Radiator.

## DOWNSTAIRS

**L SHAPED ROOM 24' 7" x 21' 10'6" narrowing to 10 (7.49m x 6.42m)** Very spacious room, would lend itself well to an annex conversion or further bedrooms. Under stairs cupboard. Access to large storage room. Sliding door to conservatory. Opening to:

## BASEMENT ROOM 13' 7" x 11' 4" (4.14m x 3.45m)

Open to adjoining room. Again would lend itself well to annex conversion. Access to:

## WORKSHOP 18' 8" x 15' 6" (5.69m x 4.72m)

Three rooms make up a workshop space. Huge amount of storage space. Access to garden via pedestrian door. Power and lighting. High level window to side. Access under house.

## CONSERVATORY 12' 8" x 9' 2" (3.86m x 2.79m)

Bright and sunny aspect. Tiled floor. Double doors opening to garden.

## OUTSIDE

### RAISED PATIO

Large raised patio area with access to kitchen and dining area. Enjoying open countryside views.

## SURROUNDING GARDENS

Incredibly spacious surrounding gardens. This corner plot provides all the space you could ever need. Mainly laid to lawn with mature surrounding hedges. Greenhouse. Vegetable patch. Gated access to front garden. Open countryside views.

## FRONT GARDEN

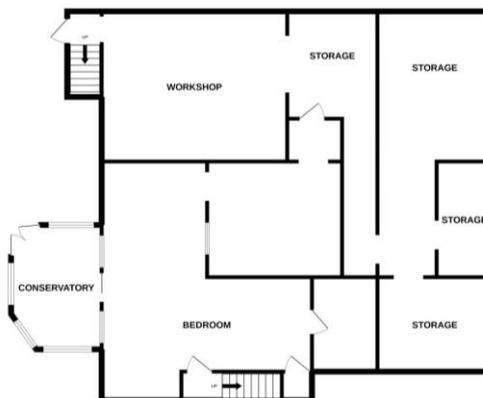
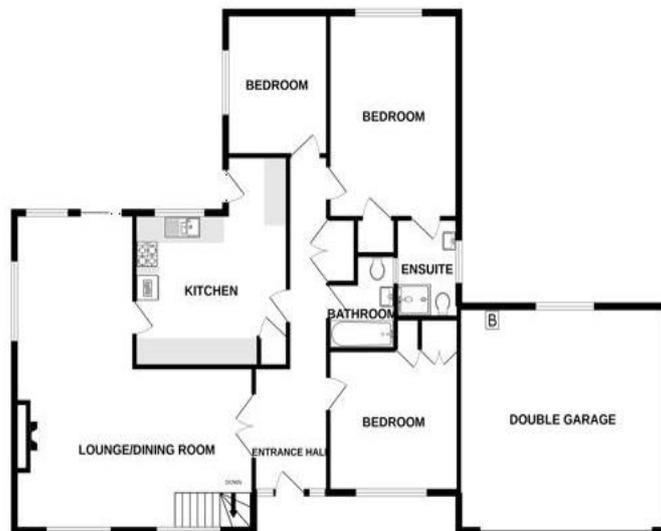
Driveway parking for multiple cars. Lawned front garden with mature shrubs.

## GARAGE 18' 4" x 17' 5" (5.58m x 5.30m)

Large garage with electric up and over door. Worcester boiler. Power and lighting. Tap. Window to rear.

## ENERGY PERFORMACE RATING: D

## COUNCIL TAX BAND: F



## 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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