

Lakes Close, Brixham, TQ5 8PJ



NO UPWARD CHAIN! A two bedroom **SEMI-DETACHED BUNGALOW** located in a quiet cul-de-sac on the popular Furzeham side of town.

The bungalow offers good size lounge to the front and kitchen/breakfast room to the rear. The two bedrooms are double in size and have some fitted bedroom furniture, there is also a useful wet room. The front and rear gardens are super, the rear garden is also part landscaped for ease of maintenance. The driveway extends down the side of the bungalow where there is a car port. Gas fired central heating and UPVC framed double glazing are installed.

Lakes Close sits approximately one mile from the town centre and harbour and there is a regular bus service into the town centre from Lichfield Drive just a short walk away. Local shops and amenities are a short walk away at Smardon Avenue and Pillar Avenue.

£289,950 Freehold

ENTRANCE HALL.

Double glazed entrance door. Loft access hatch.

Radiator. Linen/storage cupboard. Doors to:

LOUNGE. 15' 5" x 11' 10" (4.70m x 3.60m) max.

Wide double glazed window to front. Radiator. Tiled fireplace and hearth with fitted coal effect gas fire.

KITCHEN/BREAKFAST ROOM. 11' 4" x 10' 4" (3.45m x 3.15m)

Range of oak effect fitted wall and base cupboards, roll edge working surfaces with inset stainless steel sink and drainer. Spaces for white goods and cooker. Wall mounted Worcester combination boiler. Double glazed window and door to side. Radiator.

BEDROOM 1. 12' 4" x 10' 11" (3.76m x 3.32m)

Double glazed window to front. Radiator. Fitted wardrobes and over bed cupboards.

BEDROOM 2. 11' 11" x 10' 10" (3.63m x 3.30m)

Two fitted double wardrobes. Radiator. Double glazed window to rear.

WET ROOM/W.C.

Comprising pedestal wash basin. Low level W.C. and shower area with Mira independent electric shower. Tiled walls. Extractor fan. Radiator. Double glazed window.

OUTSIDE

FRONT.

The front garden has a lawn with surrounding flowerbeds and paved path to the front entrance. Driveway at side which extends down past the side of the house with a covered car port. Raised access and steps to the kitchen door.

REAR GARDEN.

The super rear garden has been mainly paved for ease for maintenance with raised flowerbeds and a small lawn beyond with flower borders. Garden Shed Water Tap.

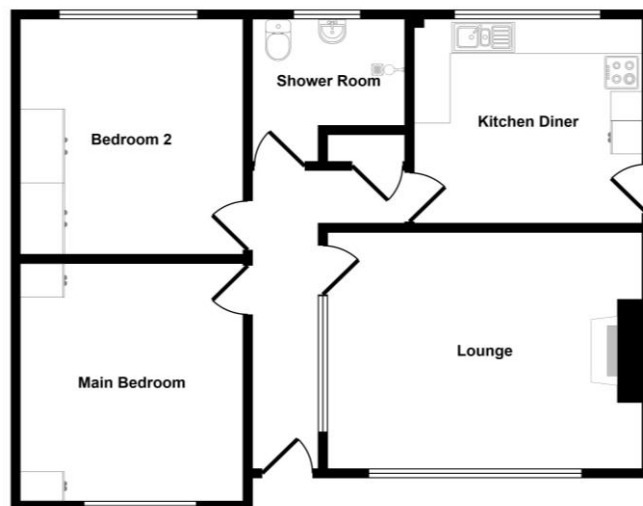
COUNCIL TAX BAND: C

ENERGY RATING: D

NOTE:

The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage in the area.

Approx Gross Internal Area
66 sq m / 710 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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