

Churston Way, Brixham, TQ5 8DE



For sale with **NO ONWARD CHAIN**. This super two bedroom, **DETACHED BUNGALOW** which enjoys a sunny southerly aspect and a pleasant open outlook, located on the popular Furzeham side of Brixham.

The bungalow has neat and tidy, well presented accommodation with modern fitted kitchen and wet room along with two bedrooms, the main bedroom has fitted bedroom furniture and the second bedroom is currently set up as a dining room. Double glazing is installed along with gas fired central heating.

Outside there are landscaped front and rear gardens for ease of maintenance, driveway parking and single garage. Internal viewing is recommended.

Churston Way is positioned just off Copythorne Road and joins to Lichfield Drive where a bus runs frequently to Brixham town centre which is approximately one mile distant. Local shops are located at Smardon Avenue where there is a sub post and convenience store.

£279,950 Freehold

Recessed entrance door opens to:

ENTRANCE HALL.

Laminate flooring. Radiator. Airing cupboard with slatted shelving and radiator. Loft access hatch. Doors to:

LOUNGE. 13' 8" x 10' 10" (4.16m x 3.30m)

A lovely open outlook across towards Southdown is enjoyed from this light and bright lounge with dual aspect double glazed windows. Fitted fire surround with inset coal effect gas fire.

KITCHEN. 9' 9" x 10' 3" (2.97m x 3.12m) max-decreasing.

Modern range of cream faced shaker style wall and base units, contrasting working surfaces and inset stainless steel sink and drainer. Integral fridge & freezer, pull out bin unit and space for washing machine. Freestanding gas cooker. Tiled walls. Laminate flooring. Dual aspect double glazed windows and door to the rear garden.

BEDROOM 1. 10' 5" x 9' 9" (3.17m x 2.97m)

Double glazed window to front enjoying a pleasant open outlook. Fitted wardrobes and dressing table unit. Radiator.

BEDROOM 2. (currently used as a dining room) 9' 2" x 7' 9" (2.79m x 2.36m)

Double glazed window. Radiator.

WET ROOM.

Comprising shower area with 'Mira' independent electric shower and fitted pull down seat. Low level W.C. and wall mounted washbasin with fitted triple mirrored cupboard over with lighting. Vertical radiator. Extractor fan. Double glazed window.

OUTSIDE

FRONT.

The front garden is landscaped for easy maintenance with planted borders. A pathway leads around the side of the house to the entrance door. Under house storage area which also houses the 'Ideal' boiler for hot water and central heating. Driveway leads past to:

GARAGE. 15' 10" x 9' 1" (4.82m x 2.77m) approx

Up and over door to front.

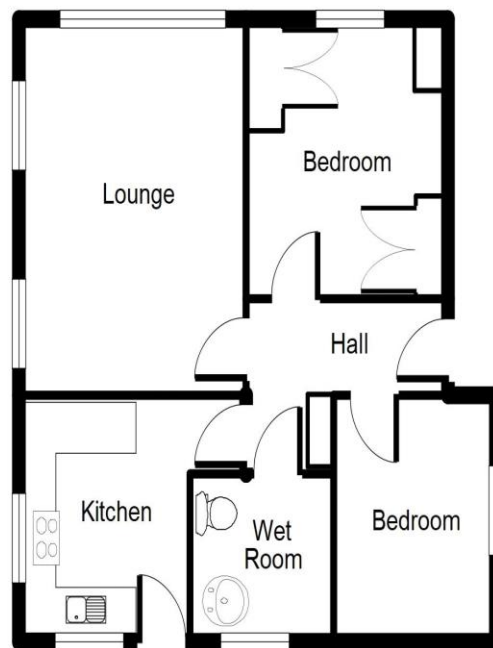
REAR GARDEN.

Landscaped rear garden with two ponds and waterfall feature and ample seating areas. Greenhouse.

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. Please check with your mobile provider for broadband 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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