



Bradden Crescent, Brixham, TQ5 8DJ

EricLloyd
&Co.

www.ericlloyd.co.uk

£449,950 Freehold

A well-presented spacious detached bungalow situated on a highly sought after area of Brixham.

Located on the quiet and tranquil setting of Bradden Crescent, this superbly presented **THREE BEDROOM DETACHED BUNGALOW** is offered for sale with **NO ONWARD CHAIN**.

The exceptionally large plot was chosen by the current owners in the 1960's, the bungalow was then a bespoke build, creating a unique feel. The property has recently been the focus of a refurbishment, resulting in a beautifully finished bungalow ready for a new owner to move straight in.

The large surrounding plot allows for ample driveway parking, two garages, as well as a heated swimming pool, large patio area and extensive surrounding lawned gardens.

Stepping inside, the spacious lounge features a contemporary media wall with inset shelving and fireplace.

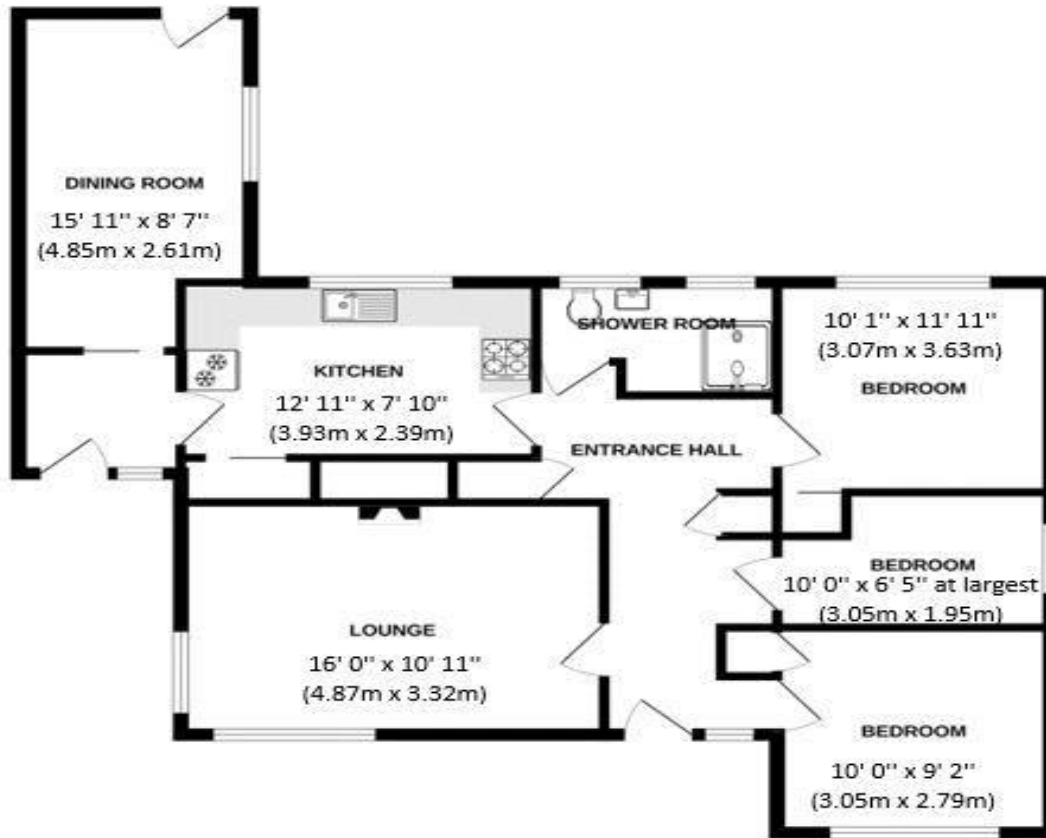
The recently fitted kitchen is fully equipped with integrated appliances, a built in pantry and easy access to the spacious dining room.

There is also a fully tiled shower room with walk in shower, as well as three bedrooms, the principal and second bedrooms benefitting from built in wardrobes.

Bradden Crescent itself is located in a popular area of Brixham with the town centre roughly a mile distant and the local shop within walking distance on Cambridge Road.



GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (901 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergo 6/2020



ENTRANCE HALL

Upvc front door. Radiator. Store cupboard. Airing cupboard with Worcester boiler. Loft hatch.

LOUNGE

Modern media wall with inset for T.V, contemporary inset fire below and shelving either side. Radiator.

KITCHEN

Recently fitted modern kitchen with shaker style wall and base units. Solid wood worktops with tiled splash backs. White ceramic sink with drainer. Electric double oven. Electric hob. Integrated dishwasher. Integrated washing machine and integrated fridge freezer. Sliding door to pantry. Radiator. Window to rear.

BATHROOM

Walk in style shower with rainfall head and glass screen. Basin on gloss white vanity unit with integrated W.C. Heated towel rail. Two windows to rear.

BEDROOM 1

Built in wardrobes. Radiator. Window to rear.

BEDROOM 2

Built in wardrobe. Radiator. Window to front.

BEDROOM 3

Window to side. Radiator.

DINING ROOM

Window to front and side. Radiator.

BACK GARDEN

Large back garden with central swimming pool. Spacious and private patio area adjacent to the property. Surrounding lawned gardens with mature shrubs. Garden shed. Summerhouse with patio.

SWIMMING POOL

This pool is heated via a air source heat pump.

FRONT GARDEN

Driveway parking for multiple cars. Lawned garden to side. Cherry blossom tree. Palm tree. Access both sides of the property.

GARAGE 18' 9" x 7' 11" (5.71m x 2.41m)

Up and over door. Window to rear. Power and lighting.

GARAGE 2 21' 8" x 8' 4" (6.60m x 2.54m)

Double opening doors.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The property is on all mains services. Broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.