

## Raddicombe Drive, Brixham, TQ5 0EZ



Enjoying rolling countryside views with quiet surroundings this **TWO BEDROOM SEMI-DETACHED BUNGALOW** is located in the rural fringes of Brixham with easy access to the River Dart, Kingswear and Dartmouth. As you enter the property you are welcomed by a central hallway, the two bedrooms are to the front of the property, with the shower room to one side. To the rear is a conservatory with open views, lounge with central log burning stove, as well as kitchen benefiting from a separate utility / rear porch. Outside to the rear is a well stocked fruit garden, complete with garden store and patio area adjacent to the property. To the front is a lawned garden planted with a variety of shrubs, along with a driveway allowing parking and access to the detached garage.

**£299,950 Freehold**

## ENTRANCE HALL

Upvc front door.

## BEDROOM 1 12' 0" x 10' 10" at largest (3.65m x 3.30m)

Dimplex Quantum night storage heater. Built in wardrobes. Window to front.

## BEDROOM 2 9' 0" x 8' 0" (2.74m x 2.44m)

Dimplex Quantum night storage heater. Window to front.

## SHOWER ROOM 8' 0" x 3' 11" (2.44m x 1.19m)

Shower cubicle with electric shower. Close coupled W.C. Pedestal basin. Heated towel rail. Airing cupboard with hot water tank. Window.

## LOUNGE 15' 4" x 11' 10" (4.67m x 3.60m)

Central log burner with slate hearth. Window and sliding door to conservatory. Night storage heater.

## KITCHEN 8' 6" x 8' 1" (2.59m x 2.46m)

White wall and base units with wood effect worktops. Stainless steel sink with drainer. Space for freestanding cooker with stainless steel splash back and cooker hood over. Space for washing machine. Space for under counter fridge. Window to side.

## REAR PORCH / UTILITY 7' 2" x 7' 0" (2.18m x 2.13m)

Door to driveway. Window to rear.

## CONSERVATORY 12' 9" x 7' 1" (3.88m x 2.16m)

Window to rear with open rolling countryside views. Built in storage units.

## OUTSIDE

### BACK GARDEN

Patio adjacent to property. Pond with waterfall. Well planted fruit garden with meandering lawned path. Garden storage room. Open rolling countryside views.

### FRONT GARDEN

Driveway accessing garage and further hard standing for car. Outside tap and light. Gated access to rear. Garden planted with a variety of shrubs.

## GARAGE 16' 0" x 7' 11" (4.87m x 2.41m)

Power and lighting. Double opening front doors.

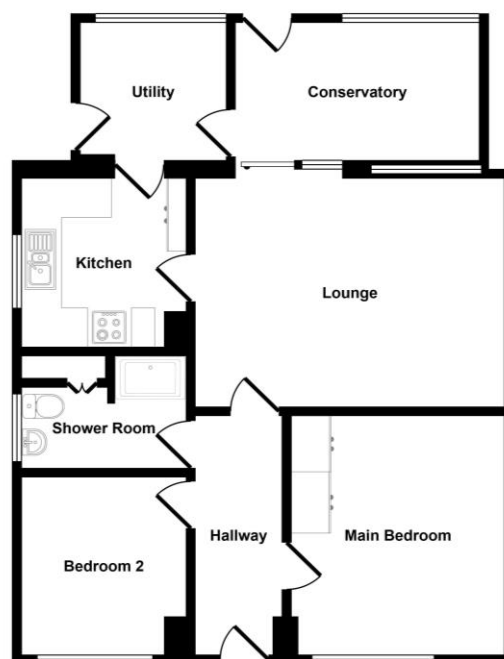
## ENERGY PERFORMANCE RATING: E

## COUNCIL TAX BAND: C

## AGENT NOTES:

The Ofcom website indicates broadband and mobile reception are available. Electric and water are all on mains supply, with a mains drainage connection. The property has no mains gas connection. The property is heated via electric night storage heaters.

Approx Gross Internal Area  
68 sq m / 732 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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