

## Maple Close, Brixham, TQ5 0DX



Positioned on the quiet cul-de-sac of Maple Close, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** enjoys tranquil surroundings. The property is set in well landscaped gardens with driveway parking and an integrated garage to the front, whilst a low maintenance garden is to the rear, as well as useful paved area to the side. Stepping inside, via the entrance porch, you are welcomed by the spacious lounge / dining room with central fireplace and picture window to front. The kitchen / dining room is to one side and is large enough to accommodate a table and chairs, the UPVC door creating access outside to the back garden. The central hallway links through to the two double bedrooms, both benefitting from ample wardrobe space, along with a modern shower room. Maple Close itself is located roughly 1.5 miles away from Brixham's town and harbour, whilst the local shop is just around the corner on St. Mary's Square.

**£299,950 Freehold**

## ENTRANCE PORCH

Upvc front door. Space for shoes and coats. Radiator.

Inner door to:

## LOUNGE / DINING ROOM 18' 10" x 16' 2"

**narrowing to 14'3" (5.74m x 4.92m)**

Spacious and bright room with picture window to front.

Central stone effect fireplace (currently not in use). Two radiators.

## KITCHEN / DINING ROOM 10' 11" x 9' 10"

**(3.32m x 2.99m)** Gloss white wall and base units with granite effect worktops. Stainless steel sink with drainer. Tiled splashbacks. Space for freestanding cooker with cooker hood over. Space for washing machine and space for freestanding fridge freezer. Ample space for table and chairs. Upvc window and door to side garden.

## INNER HALL

Loft hatch. Cupboard with gas boiler.

## SHOWER ROOM 9' 10" x 5' 3" (2.99m x 1.60m)

Large shower cubicle. Pedestal basin. Close coupled W.C. Heated towel rail. Window.

## BEDROOM 1 13' 1" x 10' 1" (3.98m x 3.07m)

Spacious double room with built in wardrobes. Radiator. Window to rear.

## BEDROOM 2 13' 2" x 9' 1" (4.01m x 2.77m)

Window to rear. Radiator. Pedestal basin.

## OUTSIDE

### BACK GARDEN

Patio garden with inset ornate gravel creating a sunny low maintenance garden.

### SIDE GARDEN

Unusually large garden area to side with border flower beds planted with mature shrubs. Gated access to front garden.

### FRONT GARDEN

Blocked paved driveway for off road parking. Ornate gravel with inset shrubs.

## GARAGE 13' 7" x 8' 0" (4.14m x 2.44m)

Up and over door. Gas and electric meter. Power and lighting.

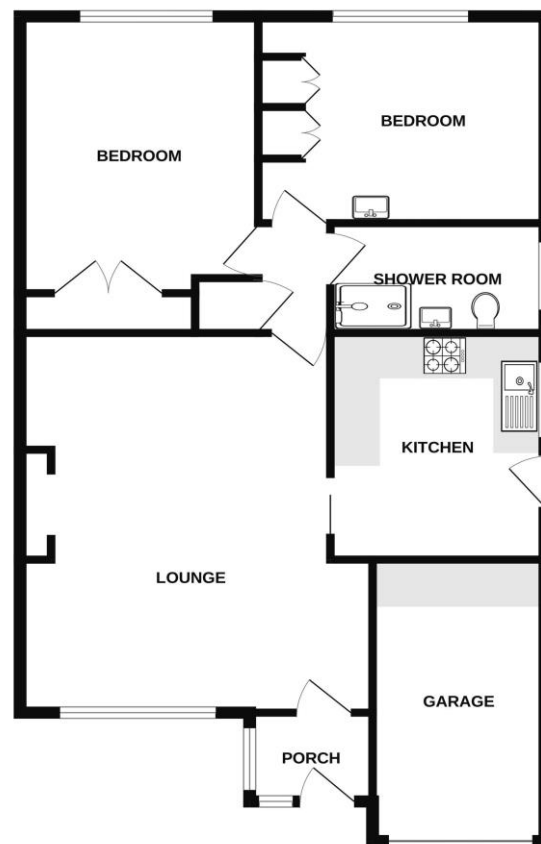
## ENERGY PERFORMANCE RATING: C

## COUNCIL TAX BAND: C

## AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.

GROUND FLOOR  
83.3 sq.m. (896 sq.ft.) approx.



TOTAL FLOOR AREA : 83.3 sq.m. (896 sq.ft.) approx.  
Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

Ref B002051 Written by: Bill Bye