

## North Boundary Road, Brixham, TQ5 8LA



Offered for sale with **NO ONWARD CHAIN**, this **TWO BEDROOM BUNGALOW** enjoys rolling countryside views over the fields behind. A local shop is within walking distance, just around the corner on Pillar Avenue. Stepping inside, you are welcomed by the entrance hall, which flows through to the open plan lounge / dining room. To the front is a large double aspect kitchen with space for appliances, to the rear is a conservatory allowing access to the back garden and enjoys views over the neighbouring fields. The property offers two bedrooms, along with a bathroom with shower over bath.

Outside, the back garden is mainly laid to lawn, the adjoining fields provide a rural backdrop. To the front is a spacious driveway creating off road parking, along with an ornate gravelled garden.

**£259,950 Freehold**

## ENTRANCE HALL

Upvc front door. Cupboard with electric consumer unit and gas meter. Radiator. Inner door to:

## LOUNGE 15' 11" x 11' 9" (4.85m x 3.58m)

Radiator. Sliding door to conservatory. Door to inner hallway. Door to:

## KITCHEN 14' 1" x 9' 9" (4.29m x 2.97m)

Spacious double aspect room with window to front and side. A range of white wall and base units with granite effect worktops. Wall mounted gas boiler. Space for freestanding cooker and multiple white goods. Radiator.

## CONSERVATORY 9' 11" x 8' 0" (3.02m x 2.44m)

Upvc construction. Double opening French doors to back garden with views to fields beyond.

## INNER HALL

Window to rear. Storage cupboard.

## BATHROOM 7' 10" x 6' 5" (2.39m x 1.95m)

Bath in tiled surround with shower over. Pedestal basin. Close coupled W.C.

## BEROOM 1 12' 6" x 10' 6" (3.81m x 3.20m)

Double aspect room. Two radiators.

## BEDROOM 2 11' 9" x 8' 10" (3.58m x 2.69m)

Window to front. Radiator.

## OUTSIDE

### BACK GARDEN

Patio area adjacent to conservatory. Central lawn. Palm tree. Open views into neighbouring fields.

### FRONT GARDEN

Driveway parking for multiple cars. Ornate gravel garden with mature shrubs.

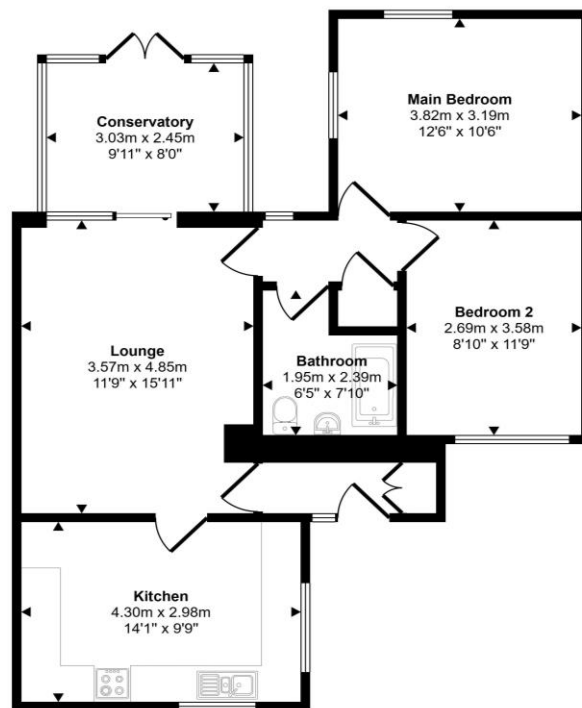
## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: C

## AGENTS NOTES:

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

Approx Gross Internal Area  
73 sq m / 787 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.

Ref B002053 Written by: Bill Bye