

## Bonair Close, Brixham, TQ5 9PU



A well presented, **FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW** located in a small cul de sac position, just off Castor Road. The property is within walking distance of Brixham town centre, harbour and marina and local schools are within easy reach. A local Spar is also just down the road.

This deceptive and spacious property is perfect for a family or couple alike, having four good size bedrooms, (two on the ground floor & two on the first floor) and two shower/bathrooms. There is a dual aspect lounge with cosy log burner and generous kitchen/dining room with French doors out to the garden. A useful home office is also located on the ground floor.

Outside there is parking for two vehicles to the front and the former garage is now a store and utility room with w.c. The gardens are larger than expected and wrap around the rear and side of the property enjoying good privacy. A large purpose-built workshop and further brick store offer further storage/hobby space.

Internal viewing is advised!

### £450,000 Freehold

**ENTRANCE HALL.** With double glazed entrance door, radiator, cloaks cupboard and under stairs cupboard. Doors to:

**LOUNGE. 16' 5" x 15' 6" (5.00m x 4.72m)**

A super dual aspect lounge with double glazed windows to front and rear aspect. Engineered oak flooring. Two radiators. Fireplace recess with fitted log burner and wooden mantel over. Fitted book shelves to both sides of the fireplace.

**KITCHEN/DINING ROOM. 16' 5" x 10' 5" (5.00m x 3.17m)** A good family space with range of grey faced fitted wall and base cupboards and wooden working surfaces over with inset one and a half bowl ceramic sink and drainer. Built in electric oven with four burner gas hob and cooker hood over. Integral dishwasher. Space for fridge/freezer within a fitted unit. Double glazed window to garden. Radiator. The dining area offers ample space for a family table and chairs and there is double glazed French doors opening to the rear garden. The room is fitted with Amtico flooring.

**GROUND FLOOR SHOWER ROOM/W.C.** Comprising tiled shower enclosure with glass entry door. Low level W.C. and pedestal wash basin. Tiled surrounds. Heated towel rail. Linen cupboard. Fitted shelving. Double glazed window.

**HOME OFFICE. 7' 5" x 5' 1" (2.26m x 1.55m)**

Fitted workstation and shelving. Double glazed window.

**GROUND FLOOR BEDROOM 3. 12' 0" x 10' 5"**

**(3.65m x 3.17m)** Double glazed window to rear. Built in double wardrobe. Radiator.

**GROUND FLOOR BEDROOM 4. 10' 9" x 8' 9"**

**(3.27m x 2.66m)** Double glazed window to rear. Built in double wardrobe. Radiator.

**FIRST FLOOR**

**BEDROOM 1. 13' 5" x 12' 11" (4.09m x 3.93m) approx.**

Double glazed window and two roof windows. Built in double wardrobe. Radiator.

**BEDROOM 2. 10' 9" x 8' 9" (3.27m x 2.66m)**

Double glazed window to rear and roof window. Radiator. Built in shelving and hanging space.

**BATHROOM/W.C.** Comprising white suite of panelled bath with mixer tap over. Close coupled W.C. and pedestal wash basin. Tiled surrounds. Roof window. Heated towel rail.

**OUTSIDE.** Driveway parking for two cars to front on a raised hardstanding. A pathway leads to the front entrance and around the side of the property via a gate to the rear garden. The former garage is now a store and utility.

**STORE/UTILITY (FORMER GARAGE).** The store area has a roller door to the front and useful apex storage. Door leads to the Utility Room which opens to the rear garden. The utility has a low level W.C. and handbasin. Space/plumbing for washing machine and a tumble dryer and fitted cupboards/worktop. Wall mounted Glow Worm boiler.

**GARDENS.** The gardens are near level and larger than expected, perfect for a family wrapping around the rear and side of the property, mainly laid to lawn with raised flowerbeds and inset specimen trees. Patio seating area.

**WORKSHOP. 17' 5" x 7' 5" (5.30m x 2.26m)**

A useful addition. Great size workshop with double doors to the front and door to side. Fitted workbench and shelving. Light and power points.

**GARDEN STORE. 9' 6" x 7' 1" (2.89m x 2.16m) min.**

Brick built store.

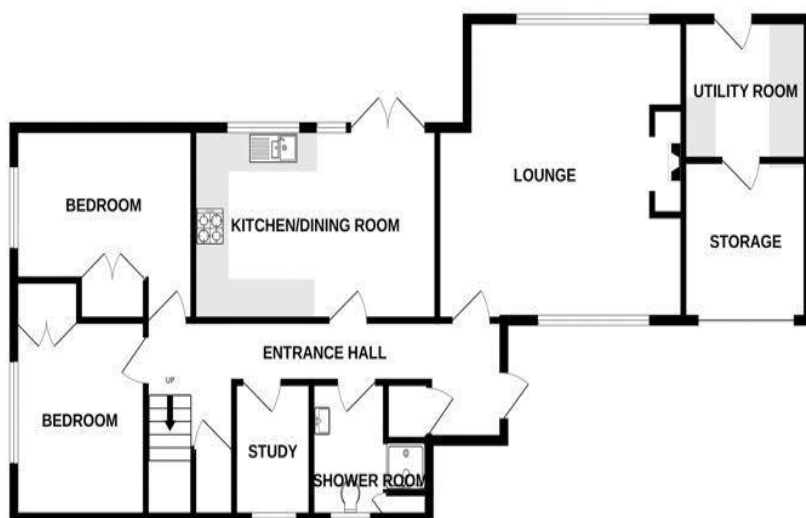
**ENERGY RATING: C COUNCIL TAX: D**

**NOTE:** The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with mobile phone reception.

1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



GROUND FLOOR  
95.5 sq.m. (1028 sq.ft.) approx.



**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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