

## Windmill Close, Brixham, TQ5 9SQ



Deceptive from a roadside glance, this spacious **FOUR BEDROOM SEMI-DETACHED CHALET STYLE BUNGALOW** offers a wealth of space, arranged across roughly 110 square meters of internal accommodation. The property is located at the end of the quiet cul-de-sac of Windmill Close, roughly a mile away from Brixham's town and harbour, with the local shop just around the corner on Great Rea Road. To the front of the property is a large block paved driveway creating parking for multiple cars, this leads down to the detached garage and gated access to the low maintenance rear garden with central artificial grass and boarder ornate gravel. Stepping inside, you are welcomed by the front porch and entrance hall. To the front is the modern fitted kitchen with integrated appliances, the spacious lounge / dining room is flooded with light from the floor to ceiling windows. There is also a family shower room and two bedrooms on the ground floor. Ascending the stairs you arrive at the very spacious landing, this space is currently being well utilized as a home office and leads through to two further bedrooms and a second shower room. Internal viewing is highly recommended to understand the space on offer.

### £365,000 Freehold

### ENTRANCE LOBBY

Double glazed front door. Electrical cupboard. Glazed inner door to:

### ENTRANCE HALL

Oak flooring.

### LOUNGE 19' 5" x 11' 7" (5.91m x 3.53m)

Full width and full height double glazed picture window with sliding patio door enjoying an open aspect. Feature fireplace with wooden surround and marble effect inset with fitted living flame gas fire. Oak flooring.

### KITCHEN 9' 7" x 8' 5" (2.92m x 2.56m)

Fitted with a range of wood effect wall and base units with granite effect worktops with tiling above. Fitted four ring gas hob with cooker hood over. Built in oven with fitted microwave above. Integrated fridge and freezer. Integrated washing machine. Tiled floor.

### BEDROOM 1 11' 8" x 10' 2" (3.55m x 3.10m)

Deep built in wardrobe. Overlooking garden.

### BEDROOM 2/DINING ROOM 9' 10" x 9' 0" (2.99m x 2.74m)

Overlooks rear garden.

### SHOWER ROOM/W.C.

Tiled walls and floor. Walk in shower enclosure along one wall, complimented by a pedestal basin and close coupled W.C. Heated towel rail.

### FIRST FLOOR

#### LANDING 20' 6" x 7' 9" (6.24m x 2.36m) overall

A generous landing area offering potential for an office/study area. Access to eaves storage space. Wall mounted gas fired central heating boiler.

### BEDROOM 3 11' 5" x 8' 10" (3.48m x 2.69m)

Built in half height cupboard.

### BEDROOM 4 9' 7" x 8' 5" (2.92m x 2.56m)

Built in double wardrobe.

### SHOWER/W.C.

Tiled walls and floor. Walk in corner shower enclosure, pedestal basin, close coupled W.C. and bidet.

### OUTSIDE

Block paved driveway and parking space to the front and side of the bungalow.

### GARAGE 21' 2" x 8' 6" (6.45m x 2.59m)

Up and over door. Fitted work bench.

### GARDEN

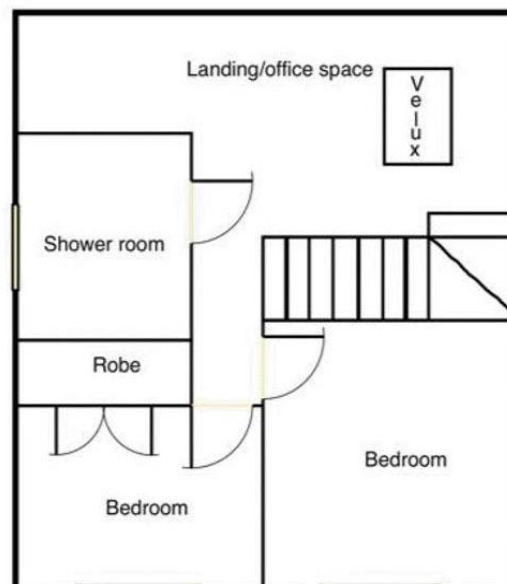
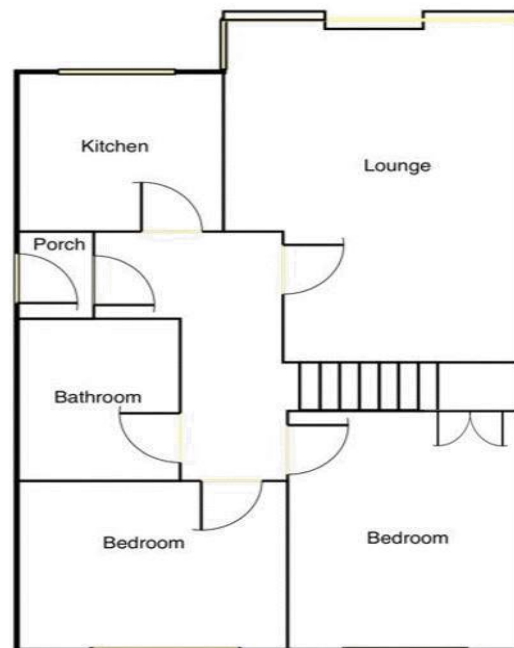
Level enclosed garden to the rear of the bungalow with central artificial grass and surrounding granite gravel.

### COUNCIL TAX BAND: C

### ENERGY RATING: C

### AGENTS NOTICE:

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



### 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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