

Wayside, Brixham, TQ5 8PY



Over the last three years, the current owners have completed a comprehensive refurbishment, transforming the property into a modern, contemporary home finished to a high standard. It features oak interior doors, inset ceiling downlighters, white-painted walls, and pale grey carpet. This **DETACHED BUNGALOW** boasts a bright and spacious open-plan living area that includes a contemporary fireplace and ample space for seating and dining. It seamlessly connects to a well-appointed kitchen equipped with striking units and a range of built-in appliances. The property offers three double-sized bedrooms and a fourth bedroom with limited headroom. At the front, there is ample parking for cars, a boat, and more. The easily maintained enclosed rear garden includes a summerhouse and a very useful workshop. As expected, the home is equipped with gas-fired central heating and double glazing. If you're looking for a property that is ready to move into, this is the one for you.

£470,000 Freehold

Composite front door opening to ...

ENTRANCE HALL

Window to side. Two radiators. Useful coat/shoe cupboard and further cupboard housing meters. Stairs to first floor.

OPEN PLAN LIVING SPACE 27' 5" x 10' 8" (8.35m x 3.25m)

This light filled room forms a lovely open plan living area with ample space for sitting and eating plus a stunning kitchen area. Bay window with open views. White contemporary electric fire. Kitchen area with midnight blue faced base units and drawer unit with modern work surfaces. Pale grey wall cupboards. Pale grey tiled splashback. Inset sink unit. Central island with Beko 5 ring gas hob with cooker hood over. Integrated washing machine, dishwasher and fridge/freezer. Wine fridge. Cupboard housing gas fired central heating boiler. Built-in microwave oven and double oven. Double doors lead out to rear garden.

BEDROOM 1 10' 9" plus door recess x 9' 9" (3.27m x 2.97m)

Bay windowed double size room. Radiator. Built-in 4 double wardrobe with chrome handles.

BEDROOM 2 9' 0" x 7' 9" (2.74m x 2.36m)

Double size room. Open through to DRESSING AREA 4'8" x 4' with window and built-in wardrobe. Door to ...

EN-SUITE SHOWER ROOM 6' 8" x 4' 0" (2.03m x 1.22m)

Pale dove grey vanity unit with contemporary style basin and concealed flush W.C. Grey tiled shower cubicle with rainfall shower head and separate shower head. Chrome radiator/towel rail. Window.

CLOAKROOM

Concealed flush W.C. and navy blue vanity unit with handbasin. Radiator.

FIRST FLOOR LANDING

Radiator. Window.

BEDROOM 3 11' 2" plus deep wardrobe x 9' 9" (3.40m x 2.97m) A dual aspect double size room enjoying a view over the rooftops to the sea beyond. Radiator. Built-in sliding door wardrobes.

BEDROOM 4/STUDY 10' 0" x 7' 10" (3.05m x 2.39m)

Limited headroom. Two Velux type windows. Access to under-eaves storage. Grey vertical radiator.

SHOWER ROOM 11' 0" x 4' 8" (3.35m x 1.42m)

Grey vanity unit with twin washbasins and concealed flush W.C. Large shower cubicle with pale grey wall tiles and dual shower heads. Window.

OUTSIDE

Long brick paved driveway and parking area creating space for 4/5 vehicles. Steps and approach slope to front door. Raised border planted by hedging shrubs. Outside water tap. Gate to rear garden.

GARAGE

with up-and-over door, power and light.

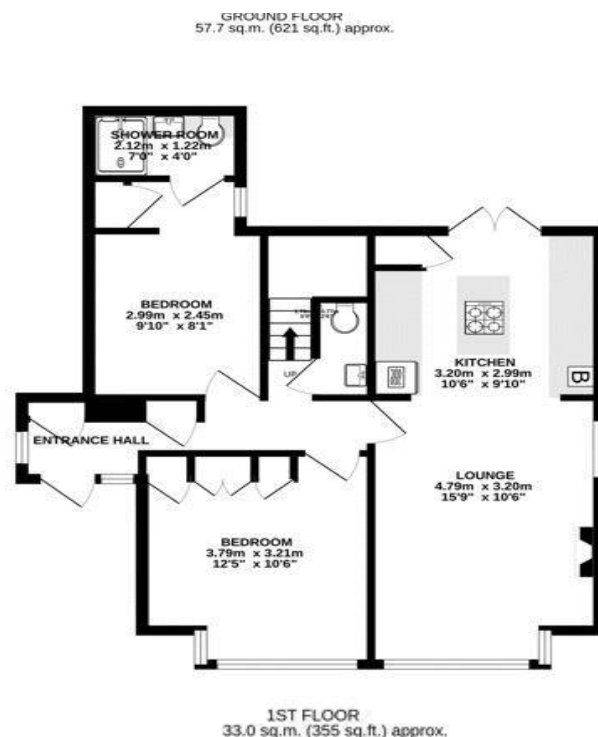
ENCLOSED REAR GARDEN

with raised grey decking area. Gravel area with curved paved patio area and raised borders planted with mature shrubs. Steps down to WORKSHOP with power and light. SUMMERHOUSE with double doors - providing a sheltered seating space.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE BAND: C.

AGENT'S NOTE: The Ofcom website indicates ultrafast broadband and mobile reception are available. Gas, electric, water are all on mains supply, with a 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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