

## Raddicombe Close, Brixham, TQ5 0HB



Positioned on a large corner plot, this **TWO BEDROOM DETACHED BUNGALOW** enjoys commanding views over the rolling hills and out to sea. Its location in the quite setting of Raddicombe Close, on the rural fringe of Brixham, is roughly 3 miles away from Kingswear and Dartmouth. Internally, the Bungalow offers two spacious bedrooms, the principal bedroom benefiting from a large en-suite, whilst the family bathroom has a modern suite, complete with roll top bath. The kitchen allows access to the back garden and also links through to the spacious lounge, this then flows through to the rear conservatory with sliding upvc doors, allowing the stunning panoramic views to flood in. The surrounding gardens have been beautifully landscaped, creating multiple, well planted terraces with meandering paths between them. Driveway parking is found to the front of the property along with a useful carport, a further hard standing allows for multiple cars to be parked off road. The property is being sold with **NO ONWARD CHAIN**.

### £325,000 Freehold

## ENTRANCE HALL

Upvc front door. Night storage heater. Cupboard housing electric consumer unit and meter.

## LOUNGE 17' 1" x 11' 10" (5.20m x 3.60m)

Central electric fireplace. Sliding doors to conservatory. Night storage heater.

## KITCHEN 7' 11" x 7' 10" (2.41m x 2.39m)

A range of wall and base units with wood effect worktops. Tiled splashbacks. Stainless steel sink with drainer. Freestanding electric cooker with cooker hood over. Space for washing machine and space for under counter fridge. Upvc window and door to rear.

## CONSERVATORY 11' 3" x 9' 9" (3.43m x 2.97m)

Upvc construction. Open views with distant sea views. Night storage heater. Double opening French doors to back garden.

## BEDROOM 1 12' 7" x 11' 10" (3.83m x 3.60m)

Spacious double room with window to front. Night storage heater.

## EN-SUITE 9' 9" x 7' 0" (2.97m x 2.13m)

Spacious en-suite. Shower cubicle with Triton electric shower. Pedestal basin. Low level W.C. Window and door to side. Night storage heater.

## BEDROOM 2 9' 10" x 7' 11" (2.99m x 2.41m)

Night storage heater. Window to front.

## BATHROOM

Roll top freestanding bath. Pedestal basin. Close coupled W.C. Heated towel rail. Airing cupboard with hot water tank. Window to side.

## OUTSIDE

### BACK GARDEN

Large back garden beautifully landscaped and arranged across multiple terraces with meandering pathways. Planted with a variety of mature shrubs and flowers along with lawns and hedged borders. Garden shed.

### FRONT GARDEN

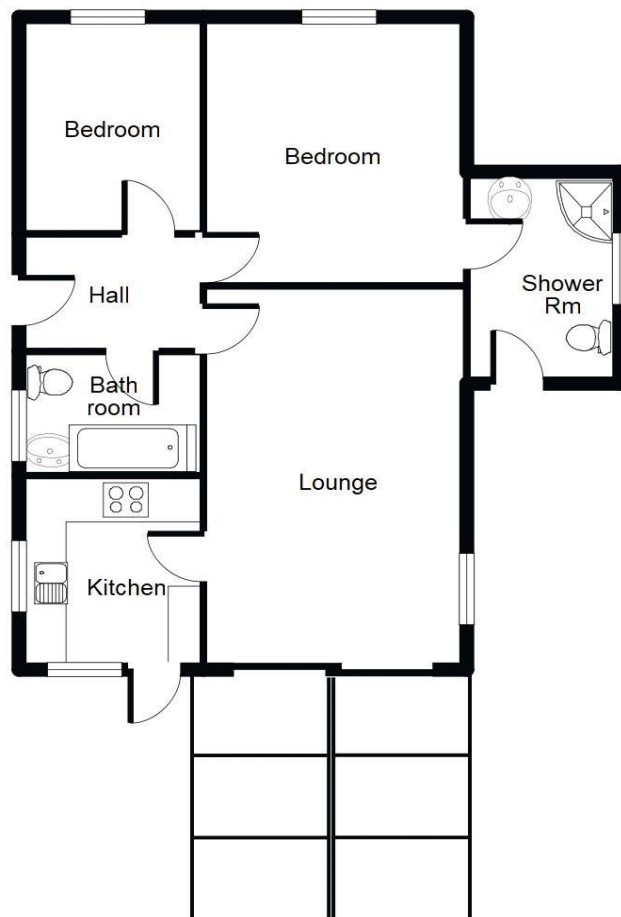
Driveway parking along with carport adjacent to property. Well planted terraced garden to front. Gravel hard standing.

## ENERGY PERFORMANCE RATING: F

## COUNCIL TAX BAND: C

## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception are available. Electric and water are all on mains supply, with a mains drainage connection. The property has no mains gas connection. The property is heated via electric night storage heaters.



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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