

## Linhay Close, Brixham, TQ5 0HD



Tucked away on the quiet cul-de-sac of Linhay Close, this **TWO BEDROOM DETACHED BUNGALOW** is being offered for sale with **NO ONWARD CHAIN**. The real feature of the property is the beautifully landscaped, private and sunny back garden with a spacious central lawn, flanked with well planted borders, as well as a large patio adjacent to the property. Internally, the bungalow offers a good sized lounge, family bathroom with shower over bath, as well as two bedrooms, the principal room being a spacious double room with multiple built in wardrobes. The kitchen features cream units and wood effect worktops and flows through to a bright conservatory enjoying views over the back garden. Linhay Close itself is a quiet setting, located just over 2 miles from Brixham's town centre, whilst Kingswear and the River Dart are roughly 3 miles distant.

**£349,950 Freehold**

## ENTRANCE PORCH

Upvc front door. Store cupboard with electrical consumer unit.

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

Central gas fire (bottled gas). Window to front. Radiator.

## KITCHEN 9' 8" x 7' 10" (2.94m x 2.39m)

Cream wall and base units with wood effect worktops and tiled splash backs. Composite sink with drainer. Four ring gas hob (bottled gas). Cooker hood over. Electric double oven. Space for washing machine. Space for freestanding fridge freezer. Integrated dishwasher. Wall mounted oil fired boiler. Radiator.

## CONSERVATORY 11' 2" x 11' 0" (3.40m x 3.35m)

Spacious and bright room with Upvc door to garden. Radiators. Open to kitchen.

## BATHROOM 8' 6" x 4' 9" (2.59m x 1.45m)

Bath with electric shower over. Close coupled W.C. Pedestal basin. Heated towel rail. Windows to side.

## BEDROOM 1 12' 7" x 9' 6" (3.83m x 2.89m)

Spacious double room with multiple built in wardrobes. Window to rear. Radiator.

## BEDROOM 2 9' 9" x 7' 11" (2.97m x 2.41m)

Window to front. Radiator.

## OUTSIDE

### BACK GARDEN

Large patio area adjacent to property. Garden shed. Bottled gas. Steps up to large lawn flanked with beautifully planted border flower beds creating a sunny and private garden.

### FRONT GARDEN

Resin driveway creating off-road parking. Beautifully planted front garden. Gated access to the rear.

## GARAGE 15' 7" x 5' 8" (4.75m x 1.73m)

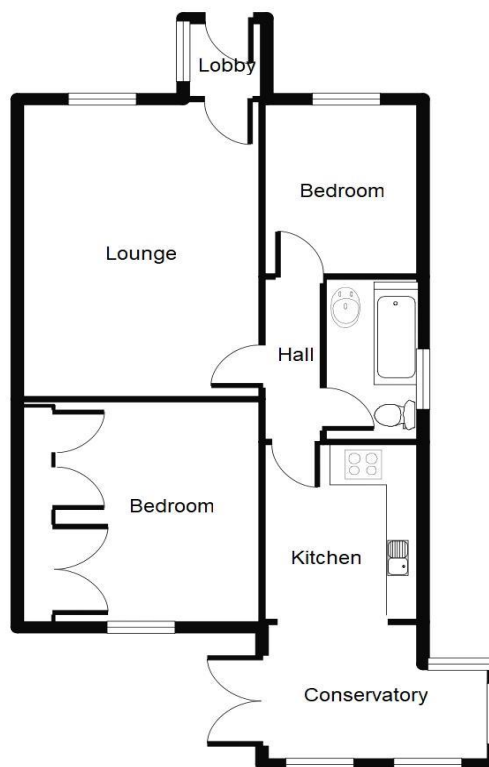
Power and lighting. Up and over door.

## ENERGY PERFORMANCE RATING: E

## 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 an oil fired boiler. The lounge fire and kitchen hob are on bottled gas.



## 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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