

Rydons, Brixham, TQ5 8QF



A beautiful open, southerly outlook over countryside and the town is enjoyed from this **TWO BEDROOM BUNGALOW**, located in a peaceful, private lane setting on the Furzeham side of Brixham, within walking distance of the town centre, harbour and marina which are approximately one mile distant as well as local shops nearby.

The bungalow has so much to offer and huge potential for improvement or development, subject to relevant planning permissions. Currently the light and bright accommodation provides lounge to front, which opens to a wide seating terrace and front garden, enjoying those super views, An 'L' shaped kitchen/dining room enjoys a view of the private, pretty rear garden. There are two double bedrooms, one to front and one to rear and bathroom/w.c. The front and rear gardens are a gardener's delight, enjoying plenty of sunshine, they are well stocked and the large seating terrace to the front and patio to the rear provide plenty of space for relaxation and Al Fresco dining. The 23ft long garage and driveway provide ample parking with an additional parking bay to the front, perfect for motorhome/caravan. Viewing is highly recommended. **NO CHAIN.**

£395,000 Freehold

Composite entrance door opens to:

ENTRANCE HALL. A light and bright entrance hall with radiator and doors to:

LOUNGE. 20' 11" x 13' 5" (6.37m x 4.09m) max.

A lovely southerly facing room enjoying beautiful open views across the fields beyond, taking in an 180 degree outlook over Brixham towards the sea. Double glazed patio door opening to the wide seating terrace to front and two double glazed windows. Wooden fireplace surround with inset electric fire. Glazed double doors to the entrance hall.

KITCHEN/DINING ROOM (L-Shaped).

12' 9" x 8' 8" (3.88m x 2.64m) + 10' 10" x 6' 9" (3.30m x 2.06m) Enjoying an outlook over the pretty rear garden, a large dining area provides ample space for dining, the fitted kitchen has a range of beech effect wall and base cupboards with integral fridge/freezer and space/plumbing for washing machine and tumble dryer. Freestanding 'Beko' electric cooker. Concealed 'Glo Worm' boiler. Working surfaces with inset one and a quarter bowl stainless steel sink and drainer. Tiled surrounds. Two double glazed windows and door to the rear garden.

BEDROOM 1. 12' 9" x 10' 4" (3.88m x 3.15m)

Double glazed window to rear overlooking the garden. Radiator.

BEDROOM 2. 11' 3" x 8' 7" (3.43m x 2.61m)

Double glazed window to front enjoying the super outlook. Radiator.

BATHROOM/W.C. Requiring re fitting. A good size bathroom comprising corner bath, shower enclosure with 'Triton' independent electric shower over. Close coupled W.C. Vanity unit with inset washbasin. Double size linen cupboard. Two double glazed windows. Loft access hatch with pull down ladder. Tiled walls.

OUTSIDE

FRONT. Level lawn to front with well stocked flowerbeds surrounding. Steps up to a wide seating terrace which runs along the front of the bungalow, beautiful outlook over fields opposite with a 180 degree view over Brixham taking in St. Mary's & All Saints church with the sea beyond. Gate to side.

Ample parking is provided, there is a large level parking bay, ideal for a motor home/caravan. There is also an exterior electrical point, ideal for electric hook up. A driveway to side with space for 3 plus vehicles leads up to a covered car port and the attached tandem garage.

ATTACHED GARAGE. 23' 4" x 9' 7" (7.11m x 2.92m)

A great size tandem garage with up and over door to front, light and power, double glazed windows and door to the rear garden.

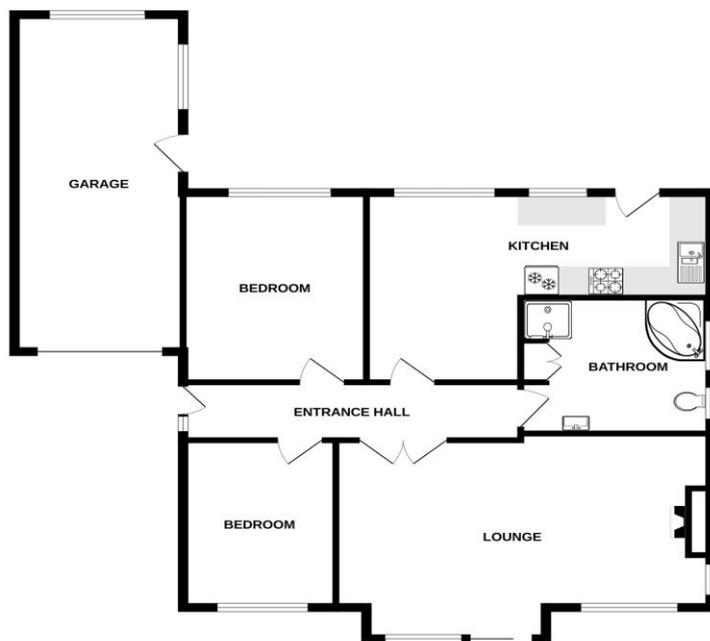
REAR GARDEN. A delightful rear garden enjoying good privacy and sunshine. A wide patio terrace flanks the rear of the bungalow and extends around to the side with a gate for access to the front. From the patio a few steps up lead up to a level lawn with deep raised flowerbeds having a variety of shrubs and plants giving colour throughout the seasons, hedge screening with wall beyond to the rear boundary. Two garden sheds. Water Tap.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE: This property has private drainage (septic tank) The Ofcom website indicates that standard superfast and ultrafast broadband is available. Mobile reception is likely, please check with your mobile provider.

AGENTS NOTE: Please be aware this property is part owned by an employee of Eric Lloyd & Co (Churston Ltd.)

GROUND FLOOR
99.8 sq.m. (1074 sq.ft.) approx.



TOTAL FLOOR AREA: 99.8 sq.m. (1074 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, divisions, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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