

Cedar Way, Brixham, TQ5 0DQ



Offered for sale with **NO ONWARD CHAIN**, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** occupies an elevated position enjoying open views across the rooftops and over to the rolling hills beyond. As you step inside, you are welcomed by the central entrance hall, the spacious lounge / dining room is located to the front with central fireplace and enjoys the open views. The fitted kitchen is just across the hall and allows access to the back garden, whilst the bathroom comes complete with airing cupboard housing a Worcester boiler. There are two bedrooms, both look out to the back garden, the principal room being a spacious double room with ample bedroom furniture. Outside, the back garden is arranged across multiple terraces, with a raised deck on the top terrace making the most of the open views. To the front, driveway parking leads up to a single garage located under the property, whilst a rockery style garden is located to the side. Cedar Way is roughly 1.5 miles from Brixham's town centre and harbour, whilst the nearest shop is located just around the corner at St. Mary's Square.

£265,000 Freehold

ENTRANCE HALL

Radiator.

LOUNGE / DINING ROOM 22' 10" x 11' 4" (6.95m x 3.45m) Spacious room with two windows to front enjoying open views across the rooftops and to the rolling hills beyond. Central electric fireplace. Radiator.

KITCHEN 9' 9" x 7' 8" (2.97m x 2.34m)

Gloss white wall and base units with stone effect worktops and tiled splash backs. Stainless steel sink with drainer. Freestanding electric oven. Space for washing machine and space for under counter fridge / freezer. Window and door to back garden.

BATHROOM 10' 0" x 4' 11" (3.05m x 1.50m)

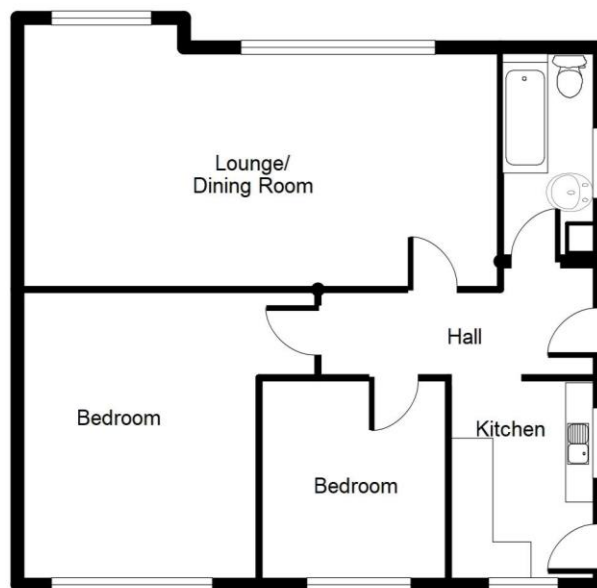
Bath in tiled surround. Close coupled W.C. Pedestal basin. Radiator. Airing cupboard with Worcester boiler.

BEDROOM 1 13' 2" x 10' 10" (4.01m x 3.30m)

Window to rear. Radiator. Extensive bedroom furniture.

BEDROOM 2 9' 10" x 8' 11" (2.99m x 2.72m)

Window to rear. Radiator.



LAYOUT GUIDE ONLY – NOT TO SCALE

OUTSIDE

BACK GARDEN

Arranged across multiple terraces. Walkway adjacent to property with steps up to first terraced landscaped with ornate gravel. Steps up to top terrace with raised deck area enjoying brilliant open views of the rolling countryside.

FRONT GARDEN

Driveway parking. Steps leading up to front door. Well planted rockery style garden.

GARAGE

Single lock up garage located under the property.

ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: C

AGENTS NOTES:

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

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.

Ref B002073 Written by: Bill Bye