

Barnfield Road, Brixham, TQ5 9PP



Deceptively spacious from a roadside glance, this **SEMI-DETACHED CHALET STYLE BUNGALOW** offers a wealth of space and flexibility. The current owner has utilised this space creating a one bedroom annex style area with its own lounge, kitchen, dining area and shower room. The main bungalow also offers a spacious lounge, fitted kitchen with conservatory off, study / dining room, as well as three bedrooms and a shower room on the first floor. Outside can be found a private garden, beautifully planted with a range of potted plants and shrubs, as well as driveway parking and a single garage. The property is well located with Brixham's town and harbour roughly half a mile away with a bus service a few meters away on Rea Barn Road. Internal viewing is needed to understand the space on offer.

£349,950 Freehold

PORCH Upvc front door with window to side. Space for shoes and coats. Inner Upvc door to:

INNER HALL Storage cupboard. Radiator.

LOUNGE 21' 11" x 110' 0" (6.68m x 33.50m)

Two feature corner windows. Central gas fireplace. Two radiators. Stairs to first floor.

STUDY / DINING ROOM 9' 8" x 9' 6" (2.94m x 2.89m)

Window to front. Radiator.

KITCHEN 10' 6" x 8' 3" (3.20m x 2.51m)

Wooden wall and base units with stone effect worktops. One and a quarter bowl stainless steel sink with drainer. Four ring gas hob with cooker hood over. Gas oven under. Space for slim line dish washer and fridge freezer.

CONSERVATORY 9' 6" x 6' 3" (2.89m x 1.90m)

Double opening patio doors. Window to side.

GROUND FLOOR BEDROOM 11' 10" x 11' 9" (3.60m x 3.58m) Window to front. Radiator.

SECOND LOUNGE 9' 9" x 8' 11" (2.97m x 2.72m)

Central free standing fire place. Sliding patio doors to:

CONSERVATORY STYLE ROOM HOUSING

UTILITY ROOM 6' 2" x 5' 10" (1.88m x 1.78m)

Grey wall and base units with wood effect worktops. Inset one and a quarter bowl stainless steel sink with drainer. Freestanding electric oven. Space for washing machine. Window to rear.

DINING AREA 11' 2" x 7' 2" (3.40m x 2.18m)

Upvc door to rear garden. Window to side.

GROUND FLOOR SHOWER ROOM 6' 3" x 5' 8" (1.90m x 1.73m)

Shower cubicle. Pedestal wash basin. Close coupled W.C. Radiator. Tiled walls. Window to rear.

FIRST FLOOR - LANDING 7' 4" x 7' 0" (2.23m x 2.13m)

Velux style window. Two large eave storage cupboards.

SHOWER ROOM 7' 4" x 7' 0" (2.23m x 2.13m)

Shower cubicle. Close coupled W.C. Basin on gloss white vanity unit. Radiator. Tiled walls. Velux style window.

BEDROOM 1 10' 4" x 9' 8" (3.15m x 2.94m)

Window to rear with open views. Radiator.

BEDROOM 2 10' 6" x 8' 8" (3.20m x 2.64m)

Window to rear with open views. Radiator.

BEDROOM 3 11' 7" x 8' 0" (3.53m x 2.44m)

Velux style window. Radiator.

OUTSIDE

FRONT GARDEN

Driveway parking. Private patio area enclosed by mature hedging. Under house store with Vailant combi boiler, power and lighting.

GARAGE 18' 6" x 9' 3" (5.63m x 2.82m)

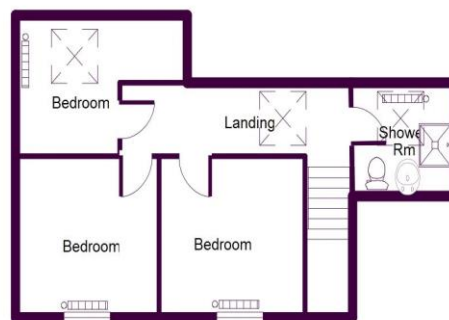
Electric roller door. Power and lighting.

BACK GARDEN

Fully enclosed garden arranged across two terraces. Inset fish pond. Beautifully planted with potted plants and shrubs. Central patio area enjoying a sunny aspect.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D



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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