

Wishings Road, Brixham, TQ5 9PB



Tucked away in a cul-de-sac position on Wishings Road, this **THREE BEDROOM SEMI-DETACHED BUNGALOW** is being offered for sale with **NO ONWARD CHAIN**. Built in 2011, the property is of modern construction occupying a large corner plot. A block paved driveway is located to the side creating parking for multiple cars, gated access leads through to the spacious back garden featuring a large rolling lawn and patio area adjacent to the lounge. Upon entering the property, you are welcomed by a large entrance hall, this connects the three double bedrooms, a bathroom with shower over bath, as well as lounge / dining area. This lounge / dining room is the real hub of the house, being an impressive 17' x 16' with a double aspect and double opening French doors to the back garden. The Kitchen seamlessly flows through from the lounge / dining room and provides light wood effect units and integrated appliances. Internal viewing is highly recommended to appreciate the space on offer.

£315,000 Freehold

ENTRANCE HALL

Spacious entrance hall with composite front door.
Radiator. Store cupboard.

LOUNGE / DINING ROOM 17' 8" x 16' 11" (5.38m x 5.15m) Spacious double aspect room with window to side and double opening French doors to rear. Two radiators. Ample space for living and dining room furniture. Open to:

KITCHEN 9' 3" x 8' 9" (2.82m x 2.66m)

Light wood effect wall and base units with quartz effect worktops and upstands. One and a quarter bowl stainless steel sink with drainer. Integrated electric oven. Electric hob with cooker hood over (capped off gas point below not tested). Wall mounted boiler. Space for freestanding fridge/freezer, space for washing machine.

BEDROOM 1 12' 7" x 10' 1" (3.83m x 3.07m)

Window to front. Radiator.

BEDROOM 2 12' 8" x 9' 9" (3.86m x 2.97m)

Window to side. Radiator.

BEDROOM 3 10' 2" x 8' 3" (3.10m x 2.51m)

Window to front. Radiator.

BATHROOM 7' 1" x 6' 10" (2.16m x 2.08m)

Bath in tiled surround with shower over and glass shower screen. Pedestal basin. Close coupled W.C. Heated towel rail. LED mirror.

OUTSIDE

FRONT GARDEN

Block paved driveway for multiple cars. Pedestrian path to front door with lawn area to both sides. Circular lawn area to front is owned by this property. Gated access to back garden.

BACK GARDEN

Large corner plot with rolling lawn. Patio adjacent to lounge. Garden shed.

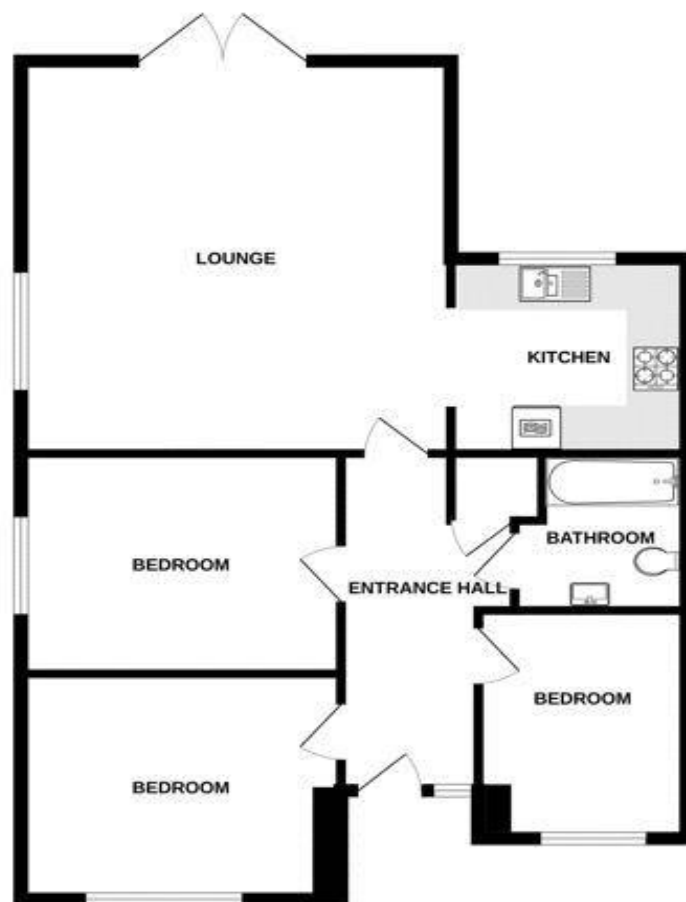
AGENT NOTES

The Ofcom website indicates broadband and mobile reception are available at this property. Electric, water and gas are on mains supply. The property is connected to the mains drains, however a pump is located in the front garden, this pumps the waste up and into the mains drain.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

GROUND FLOOR
79.4 sq.m. (854 sq.ft.) approx.



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.

Ref B002063 Written by: Bill Bye