

## Wall Park Close, Brixham, TQ5 9UN



A really super, well presented, **TWO BEDROOM DETACHED BUNGALOW** constructed by a local builder 15 years ago, located in the desirable Wall Park area of Brixham in a quiet cul de sac position within walking distance of the town centre, harbour and marina. Berry Head Nature Reserve is also within easy reach along with a local Co-Op on Great Rea Road. A bus service also runs along wall park road to the town centre. The bungalow is perfect for a couple or single person who desires worry free living, The property has been well maintained along with internal accommodation which is fresh and bright and ready to move into. The open plan living space provides a large lounge/dining area with French doors to the front and has a good size fitted kitchen with integral appliances and granite worktops. There are two bedrooms, both with built in wardrobes and a large modern wet room. Underfloor heating is installed along with double glazing. Outside provides ample space to sit in the sunshine and parking is provided for with a good size driveway. The very pretty front garden enjoys a pleasant outlook and is beautifully landscaped. Internal viewing advised! **NO CHAIN.**

### £345,000 Freehold

## **OPEN PLAN LIVING SPACE**

### **LOUNGE/DINING ROOM AREA**

**19' 1" x 15' 8" (5.81m x 4.77m) max.**

A light and bright living area with double glazed window to side and double glazed French doors opening to the front garden and seating area enjoying a lovely open outlook. Oak effect flooring throughout with under floor heating. Fitted fire surround with inset pebble effect fire.

### **KITCHEN**

**8' 3" x 11' 8" (2.51m x 3.55m)**

Fitted with an excellent range of classic cream fronted wall and base cupboards. Black granite working surfaces, upstands and splashbacks. Inset one and a half bowl stainless steel sink and drainer with mixer tap over. Integral fridge, freezer and washing machine. Space for washing machine. Built in electric oven and gas hob with cooker hood over. Polished tiled floor. Double glazed window to front.

### **INNER HALLWAY**

Polished tiled floor. Doors to:

### **BEDROOM 1.**

**12' 5" x 11' 6" (3.78m x 3.50m)**

Double glazed window. Built in double wardrobe with mirror front and sliding door. Underfloor heating.

### **BEDROOM 2.**

**11' 7" x 7' 8" (3.53m x 2.34m)**

Double glazed window. Underfloor heating. Bespoke built in triple width wardrobe with one section housing an Ideal combination boiler. Loft access hatch.

### **WET ROOM**

**7' 2" x 5' 8" (2.18m x 1.73m)**

Comprising half pedestal wash basin and close coupled W.C. Shower area with fitted mains shower. Heated towel rail. Double glazed window.

### **OUTSIDE.**

Beautifully landscaped, small low maintenance garden to the front with seating areas and fitted bench, a pleasant outlook which enjoys afternoon and evening sunshine. Inset shrubs and various plants. A gravelled path leads all around the bungalow with gates to the rear. Driveway parking for one vehicle to side.

**COUNCIL TAX BAND: C**

**ENERGY RATING: C**

### **NOTE:**

The Ofcom website indicates that standard, superfast and ultrafast broadband is available and mobile connection is likely. Please check with your mobile provider.



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 B0002089 Written by: R.C