

Sanders Road, Brixham, TQ5 8PL



Positioned on a lovely corner plot this **TWO BEDROOM LINK DETACHED BUNGALOW** offers deceptive and spacious accommodation in the favoured Furzeham area of Brixham with local shops, sub post office a short walk away along with a bus service to the town centre and waterfront which is approximately one mile distant.

The bungalow which now requires some modernisation, offers huge potential and scope for a purchaser to put their own stamp on. It boasts three reception rooms, (lounge, dining room and conservatory) fitted kitchen and utility area along with two double bedrooms, one of which has an en suite shower room/w.c. There is also a further shower room/w.c.

Outside are good size, corner plot gardens, to the front is ample driveway parking an attached single garage and a landscaped garden, to the side and rear are near level, lawned gardens. **NO CHAIN**. Viewing is highly recommended.

£365,000 Freehold

ENTRANCE HALL.

Good size entrance hall with double glazed entrance door and wrought iron gate leading to a utility area with door access to the attached garage.

LOUNGE. 17' 11" x 11' 1" (5.46m x 3.38m) max.

Dual aspect double glazed windows. Two radiators. Fireplace recess.

KITCHEN. 9' 9" x 9' 3" (2.97m x 2.82m)

Fitted with light wood effect wall and base cupboards and complimentary working surfaces with inset stainless steel sink and drainer. Built in double oven/grill and four burner gas hob. Integral dishwasher. Space for fridge. Floor standing Baxi boiler. Double glazed window to rear. Partially open to:

DINING ROOM. 11' 11" x 11' 7" (3.63m x 3.53m)

Radiator. Door to entrance hall. Double glazed door to:

CONSERVATORY. 5' 11" x 8' 11" (1.80m x 2.72m)

Double glazed windows and door overlooking and opening to the garden.

INNER HALL.

Loft access hatch. Cupboard housing hot water cylinder. Doors to:

BEDROOM 1. 10' 0" x 11' 4" (3.05m x 3.45m) max.

Double glazed window. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower cubicle with fitted shower. Pedestal wash basin and low level W.C. Double glazed window.

BEDROOM 2. 14' 5" x 8' 5" (4.39m x 2.56m)

Fitted full height wardrobes to one wall. Double glazed window. Radiator.

SHOWER ROOM/W.C.

Comprising corner shower enclosure with fitted shower. Pedestal wash basin and close coupled W.C. Single glazed window.

OUTSIDE.

To the front of the bungalow there is a brick paved driveway which leads to:

ATTACHED GARAGE. 18' 10" x 8' 0" (5.74m x 2.44m)

Electric up and over door to front Light and power points. Door to inner hallway.

GARDENS.

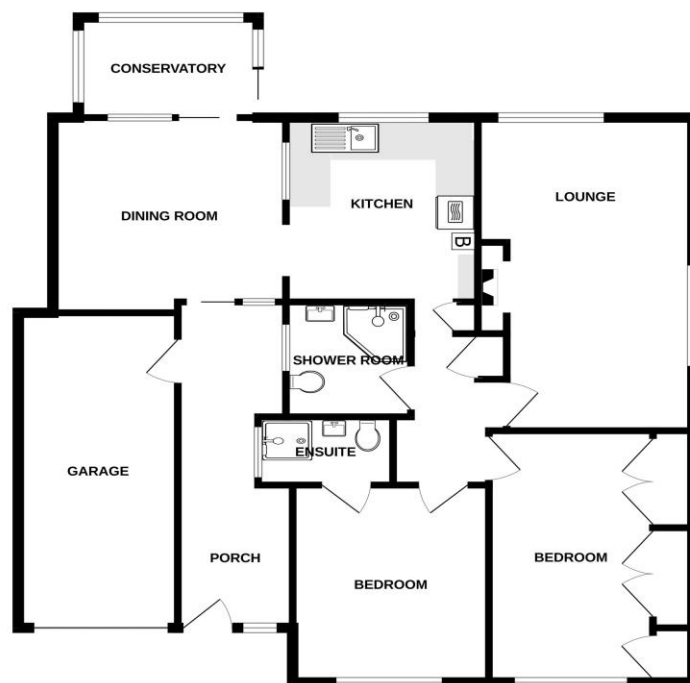
Good size corner plot gardens surround this bungalow, to the front the garden has been landscaped for ease of maintenance. The side and rear are predominantly laid to lawn with shaped flowerbeds, inset shrubs and apple tree. Patio seating area with landscaped surround and small pond.

COUNCIL TAX BAND: D

ENERGY RATING: E

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with good mobile coverage in general, but please check with your provider.

GROUND FLOOR
103.3 sq.m. (1112 sq.ft.) approx.



TOTAL FLOOR AREA: 103.3 sq.m. (1112 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures 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 developer, agent and architect assume no liability for any error or omission.
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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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