

Cambridge Road, Brixham, TQ5 8JW



A super, one bedroom (formally two), **SEMI DETACHED BUNGALOW** located in an ideal position and sought after road 'on the level' at Furzeham, which has the benefit of having been partially adapted with some disability aids in place. There are thoughtfully purposed ramps to the front and rear and a good size wet room/w.c.

The bungalow originally had two double bedrooms, one is now used as a dining/reception room with a large conservatory leading off it, this could easily be reinstated as a second bedroom again if required. The good size lounge is positioned at the front overlooking the garden, the large window has also been made as a secondary fire escape. The kitchen overlooks the rear garden and has access to the side. Gas fired central heating is installed along with double glazing.

The super front and rear gardens are low maintenance, the rear in particular which is enclosed and enjoys good privacy. There is driveway parking and a single garage. Internal viewing recommended! For sale with **NO CHAIN**.

Cambridge Road is approximately one mile from Brixham town centre and waterfront and a local bus service runs frequently along nearby Lichfield Drive. Cambridge stores the local shop is just a few minutes' walk away and also has a sub post office.

£335,000 Freehold

ENTRANCE HALL.

Double glazed entrance door. Loft access hatch.
Linen/Airing cupboard with hot water cylinder and
slatted shelves. Laminate flooring. Radiator.

LOUNGE. 15' 4" x 11' 10" (4.67m x 3.60m)

Double glazed window to front which has been designed
as a fire escape window. Fire surround with shelving to
one side. Radiator.

KITCHEN. 10' 4" x 9' 5" + recess (3.15m x 2.87m)

Range of fitted base cupboards and roll edge working
surfaces with inset stainless steel sink and drainer

DINING ROOM (FORMER BEDROOM).

11' 10" x 10' 11" (3.60m x 3.32m)

This room was a former bedroom and could easily be
reinstated if required, currently it is a useful dining room
or second reception room with square opening to:

CONSERVATORY. 12' 8" x 10' 6" (3.86m x 3.20m)

Overlooking the rear garden with double glazed
windows and wide French doors opening to a wide ramp
for disabled access which leads to the garden. Two wall
lights. Polycarbonate roof.

BEDROOM. 12' 4" x 10' 10" (3.76m x 3.30m)

A double room. Double glazed window to front.
Radiator.

WET ROOM/W.C.

Comprising walk in shower are with fitted seat and
handrail, and wall mounted 'Triton' shower. Close
coupled W.C. and wall mounted washbasin. Tiled walls
and vinyl safety flooring. Radiator. Double glazed
window.

OUTSIDE.

To the **FRONT** of the bungalow there is a level lawn
with well stocked flowerbeds surrounding. A disabled
access ramp has been installed and beautifully finished
with a decorative balustrade. A driveway to side leads
down the side of the bungalow to:

SINGLE GARAGE. 16' 11" x 8' 0" (5.15m x 2.44m)

Up and over door. Light and power. Personal door to
rear.

REAR GARDEN.

A super, private and enclosed rear garden which has
been landscaped for ease of maintenance with inset
flowerbeds planted with various shrubs and a feature
specimen tree.

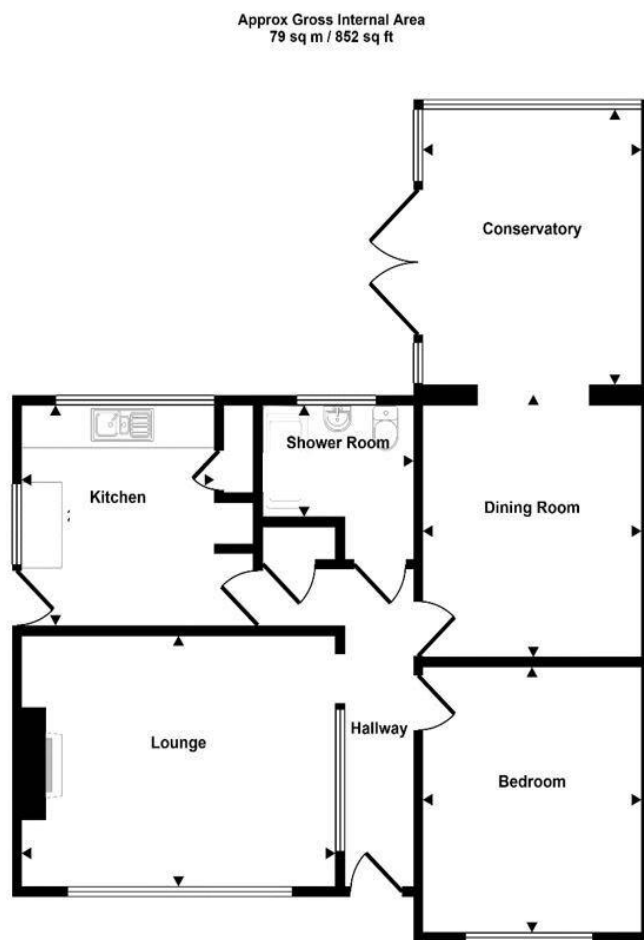
Garden Shed.

Access door to side opening to the driveway.

ENERGY RATING: D

COUNCIL TAX BAND: C

NOTE: The Ofcom website indicates standard, superfast
and ultrafast broadband is available. Mobile reception is
showing as good but 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.

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