

Recessed composite entrance door opens to:

ENTRANCE HALL.

Staircase to first floor. Under stairs cupboard. Radiator. Doors to:

LOUNGE/DINING ROOM. 25' 6" x 12' 6" (7.77m x 3.81m) max.

With archway divider separating. The dining room has a lovely double glazed bay window and feature window to side. Ample space for dining table and chairs and radiator. The archway leads through to the comfortable lounge having a fireplace with fitted gas fire and further feature window to side. There is French doors opening to:

CONSERVATORY. 25' 0" x 7' 9" (7.61m x 2.36m) max.

The conservatory runs along the front of the house and overlooks the front garden. Windows and doors are double glazed with glazed roof over. Fitted blinds to the windows and roof. Two electric panel heaters.

BREAKFAST ROOM. 13' 0" x 8' 1" + door recess. (3.96m x 2.46m)

A good size breakfast room with double glazed door leading to the rear garden. Electric panel heater. Archway to:

KITCHEN. 12' 6" x 8' 5" (3.81m x 2.56m)

Comprising range of fitted wood effect wall and base cupboards with roll edge working surfaces and inset ceramic sink and drainer. Belling range style cooker with cooker hood over. Integral dishwasher. Space for fridge/freezer. Radiator. Double glazed window. Door to:

UTILITY ROOM. 5' 1" x 6' 9" (1.55m x 2.06m)

Worktop space with space below for washing machine and tumble dryer. Shelf and double cupboard over. Double glazed window and door to front. Heated towel rail. Cupboard with storage space housing Worcester boiler.

GROUND FLOOR BEDROOM 1. 18' 10" x 11' 1" (5.74m x 3.38m) max.

Dual aspect with double glazed windows. Radiator. Built in double wardrobe. Door to bathroom/w.c.

GROUND FLOOR BEDROOM 2. 11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed window. Radiator. Built in double wardrobe.

BATHROOM W.C. A modern family bathroom with interconnecting door to the principal bedroom, comprising white suite of panelled bath with fitted shower over, concealed flush W.C. and two drawer vanity with inset wash basin and mirror over. Fully tiles with under floor heating. Double glazed window.

**FIRST FLOOR****BEDROOM 3. 11' 7" x 10' 10" (3.53m x 3.30m) (some Ltd head room)**

Double glazed window to rear. Radiator. Built in cupboard. Access to loft space.

BEDROOM 4. 13' 7" x 10' 9" (4.14m x 3.27m) (some Ltd head room)

Velux window to front enjoying some sea and coastal views. Built in wardrobe. Radiator.

SHOWER ROOM/W.C.

White low level W.C. Pedestal wash basin and shower enclosure with independent electric shower. Heated towel rail. Double glazed window.

OUTSIDE**FRONT.**

Wide double gates open to the front garden and driveway. The level, enclosed front garden has a good size lawn with inset specimen trees and flower beds, along with a paved seating area. The long driveway which provides parking for several vehicles leads past the bungalow to:

DETACHED GARAGE. 15' 2" x 9' 2" (4.62m x 2.79m)

Up and over door to front.

REAR GARDEN.

The rear garden is again enclosed and part landscaped with paving and decking areas. Level lawn and raised flower beds.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about mobile coverage.



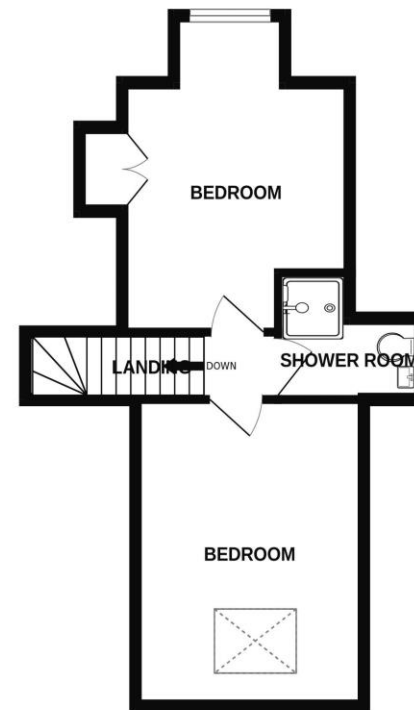
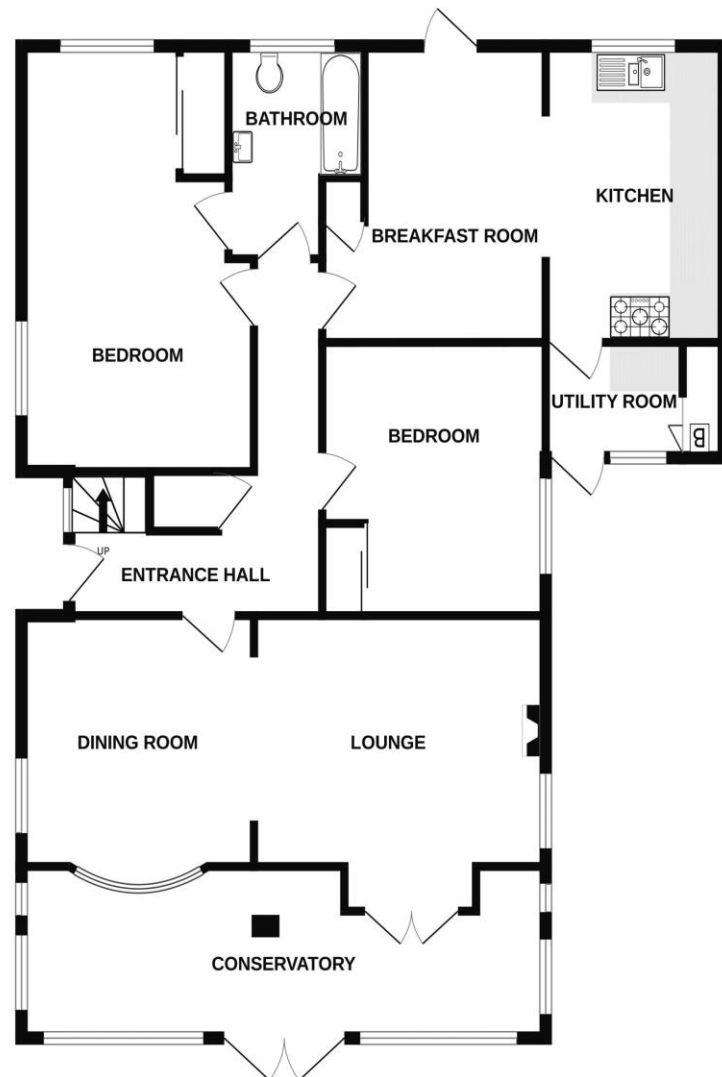
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B0001962 Written by: R.C

Wall Park Road, Brixham, TQ5 9UF

GROUND FLOOR
114.2 sq.m. (1229 sq.ft.) approx.

1ST FLOOR
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 146.5 sq.m. (1577 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAYOUT GUIDE ONLY – NOT TO SCALE



This immaculately presented **FOUR BEDROOM DETACHED CHALET BUNGALOW**, located in the sought after Wall Park area of Brixham offers flexible and spacious accommodation over two floors along with super, level and enclosed front and rear gardens, gated long driveway, providing ample parking and detached garage.

The property boasts an inviting lounge/dining room perfect for entertaining, which leads to a delightful conservatory that is bathed in natural light enjoying an outlook over the front garden, A well-appointed kitchen/breakfast room gives ample room for a family and has a useful utility room off. There are four double bedrooms, two on the ground floor and two on the first floor. The ground floor principal bedroom is equipped with fitted wardrobes and has a door to the modern family bathroom, while the ground floor second bedroom also features fitted wardrobes. Sea and coastal views are enjoyed from the front facing first floor bedroom. The first floor bedrooms are serviced by a secondary shower room. Internal viewing is highly recommended. This charming home provides easy access to excellent local amenities and bus service to the town centre, Berry Head Country Park and the picturesque coastal footpath is within easy reach. Families will appreciate the proximity to highly-rated local primary and senior schools.

£575,000