

Elliott Grove, Brixham, TQ5 8RT



A two bedroom **DETACHED BUNGALOW** enjoying open views from the rear, located in the popular Furzeham area of Brixham within walking distance of Brixham's town centre and waterfront. Local shops are located in nearby Cambridge Road and Pillar Avenue.

The bungalow which is offered for sale with **NO ONWARD CHAIN**, is very deceptive from a roadside glance, and internal viewing is highly recommended, the accommodation provides good size lounge/dining room which benefits from an open southerly outlook, fitted kitchen, wet room and two double bedrooms, one of which again enjoys the outlook. In addition, further rooms have been created on the lower level, and they offer huge scope for additional accommodation if required. Gas fired central heating is installed along with double glazing.

Outside there is a hard standing at roadside level which currently houses two storage sheds, steps down lead to the front access with seating area and raised garden. The rear garden and large decking area enjoy the southerly aspect.

£265,000 Freehold

ENTRANCE HALL.

Double glazed entrance door. Radiator. Loft access hatch. Doors to:

KITCHEN.

10' 1" x 10' 8" (3.07m x 3.25m)

Range of wood effect wall and base cupboards. Roll edge working surfaces with inset stainless steel sink and drainer. Built in electric oven and four burner gas hob. Spaces for white goods. Concealed 'Baxi' boiler. Double glazed window to front. Radiator. Door to:

LOUNGE/DINING ROOM.

18' 5" x 11' 9" (5.61m x 3.58m)

A light and bright dual aspect living room with double glazed windows, enjoying an open outlook. Radiator. Further door to entrance hall.

BEDROOM 1.

12' 7" x 11' 8" (3.83m x 3.55m)

Double glazed window to rear again enjoying an open aspect. Radiator.

BEDROOM 2.

10' 11" x 9' 5" (3.32m x 2.87m)

Double glazed window to front. Radiator.

WET ROOM/W.C.

Comprising shower area with fitted shower. Low level W.C. and pedestal wash basin. Heated towel rail. Extractor fan. Double glazed window.

LOWER UNDER HOUSE ROOMS

The lower under house rooms are accessed from the side of the bungalow and are currently used as further accommodation comprising.

ROOM 1.

10' 2" x 11' 4" (3.10m x 3.45m) + recess. Double glazed window to rear. Radiator.

SHOWER ROOM/W.C.

7' 9" + door recess x 5' 5" (2.36m x 1.65m)

Fitted with a shower enclosure with fitted shower. Pedestal wash basin and low level W.C. Double glazed window. Radiator.

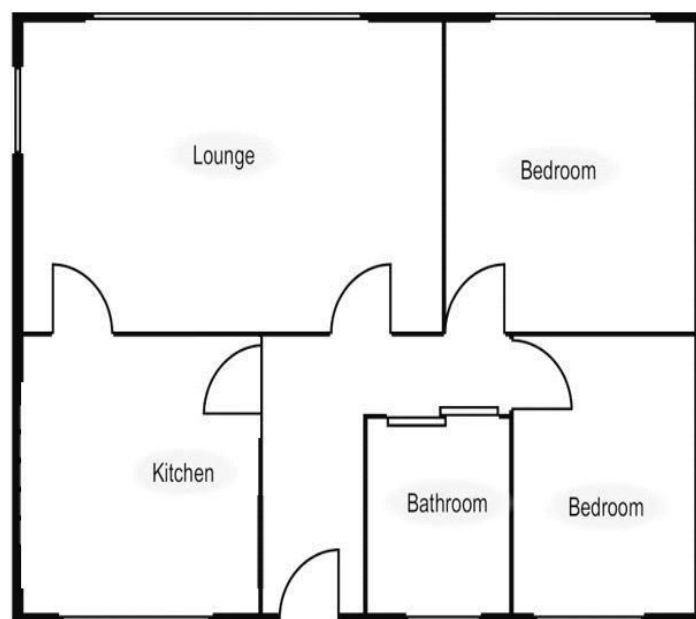
OUTSIDE.

Hard standing at roadside currently housing two storage sheds. Steps down from Elliott Grove lead to the entrance, garden pathway, seating area and a raised front garden. The paths lead around the bungalow to the under house rooms, garden and large decked seating area.

ENERGY RATING: D

COUNCIL TAX BAND: C

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage, Ofcom indicate limited and likely.



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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