

## Windmill Close, Brixham, TQ5 9SQ



Tucked away in a small spur off Windmill Close, is this light and bright **SEMI-DETACHED BUNGALOW** which enjoys a lovely open view across to St. Mary's and Southdown Hills from the rear aspect. The Bungalow is well presented for sale and features a bright and spacious Lounge/Dining Room, an attractive Kitchen with cream faced units, 2 double size Bedrooms and Bathroom. Gas fired central heating and UPVC framed double glazing are installed. A particular feature is the 28' Garage/Workshop, with useful Storage Room off, and which leads through to the pretty rear garden (again with the lovely open views). Windmill Close is located less than a mile from the town centre and harbour and there is a local convenience store located in Great Rea Road which is only a short walk away.

**£265,000 Freehold**

### ENTRANCE HALL.

UPVC framed double glazed door. Built-in high level storage cupboard. Sliding door to Garage. Half glazed UPVC framed double glazed door to ...

### HALL.

Radiator. Storage cupboard. Loft hatch with loft ladder to loft void.

**SPACIOUS LOUNGE/DINING ROOM 18' 10" x 11' 10" (5.74m x 3.60m).** A bright and light room with UPVC framed double glazed picture window overlooking front garden. Radiator. Dark wood effect fireplace with fitted electric fire.

### KITCHEN 11' 3" x 8' 5" (3.43m x 2.56m).

Attractively fitted with cream faced wall and base units with satin chrome handles and wood effect working surfaces. Cream metro style tiled splashback. Inset 4 ring stainless steel gas hob with cooker hood over and built-in electric oven below. Inset stainless steel sink. Space for under-unit fridge. Integrated dishwasher. Cupboard housing Worcester gas fired central heating boiler.

**BEDROOM 1 12' 5" plus depth of wardrobes x 10' 4" (3.78m x 3.15m).** A light and bright room with UPVC framed double glazed window enjoying a lovely open view across to Southdown Hills. Radiator. Built-in sliding door wardrobe and built-in storage cupboard.

**BEDROOM 2 9' 10" x 8' 9" (2.99m x 2.66m).** Another bright room with UPVC framed double glazed window enjoying the lovely open view. Radiator.

### BATHROOM.

White suite of panelled bath with electric shower over, pedestal washbasin and low flush W.C. Velux type rooflight. Radiator. Part tiles walls.

### OUTSIDE

Drive approach with parking for one car leading to ...

**ATTACHED GARAGE/WORKSHOP 28' 5" x 8' 0" (8.65m x 2.44m)** with roller door, power and light. Base units with stainless steel sink. Plumbing for washing machine. UPVC framed double glazed door to garden. Walk-in STORAGE AREA 14'8" x 2'7".

**FRONT GARDEN** with paved pathway, artificial lawn and raised pretty flower bed.

**REAR GARDEN** enjoying the lovely open view across to St. Mary's and the fields of Southdown Hills. The garden is arranged on two levels laid with artificial lawn and with flower borders surrounding.

### SOLAR PANELS:

There are solar panels on the property which are owned outright.

### COUNCIL TAX BAND: C

### ENERGY RATING BAND: B



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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