

North Boundary Road, Brixham, TQ5 8LH



This beautifully presented **TWO BEDROOM DETACHED BUNGALOW** is in prime position and is being offered for sale with **NO ONWARD CHAIN**. The stunning Fishcombe Cove, Battery Gardens and the South West Coastal Path are all within easy walking distance, whilst Brixham's town and harbour are less than a mile away. The property itself backs onto a quiet corner of Brixham's Cricket grounds, creating a pleasant rural outlook. Internally the bungalow is centred around a spacious lounge / kitchen / dining room with sliding doors opening into the back garden and central log burning stove. The modern fitted kitchen is complete with integrated appliances, as well as access to a useful separate utility room. There are two spacious double rooms and a further office/study, along with a contemporary shower room with walk in rainfall style shower. A block paved driveway allows ample off road parking with the added benefit of a single garage. Gated access leads you to the back garden laid out to maximise the sun with various patio areas and a block built garden shed.

£465,000 Freehold

ENTRANCE PORCH / CONSERVATORY

Spacious entrance porch / 2nd sitting room. UPVC double glazed windows and door forming the outer curved wall.

INNER HALL

Airing cupboard with Vaillant boiler. Small cupboard with electric consumer unit. Radiator.

BEDROOM 1

Spacious double room with a triple mirror fronted wardrobe. Window to front. Radiator.

BEDROOM 2

Spacious double room with triple mirror fronted wardrobes. Tilt and turn window overlooking the rear garden. Radiator.

SHOWER ROOM

Modern shower room with contemporary fully tiled walls. Walk in shower with glass shower screen, rainfall shower head with separate hand-held head. Fitted vanity unit with solid stone worktop, inset wash basin and integral W.C. Heated towel rail. Two windows to side.

LOUNGE

Double sliding doors allowing access to the rear garden. Central fire place with multi-fuel burner, slate hearth and oak mantel. Inset shelves either side of chimney breast. Two radiators. Opening to:

KITCHEN

Stunning modern kitchen with grey wall and base units and complimenting worktops. Tiled splashbacks. Inset one and a quarter bowl stainless steel sink with drainer. Beko double oven. Beko ceramic hob with cooker hood over. Beko integrated dishwasher. Integrated fridge freezer. Plinth heater. Window to front.

UTILITY ROOM

Grey wall and base units with complimenting worktops. Tiled splashbacks. one and a quarter bowl stainless steel sink with drainer. Space for washing machine and tumble drier. Window to side. Radiator. Door to front.

STUDY

Window to side and rear. Radiator.

OUTSIDE

GARAGE

Up and over door. Power and lighting. Pedestrian door and window to rear.

FRONT GARDEN

Block paved driveway for multiple cars. Inset lawn with border flower beds landscaped with gravel. Outside tap. Gated access both sides of the property.

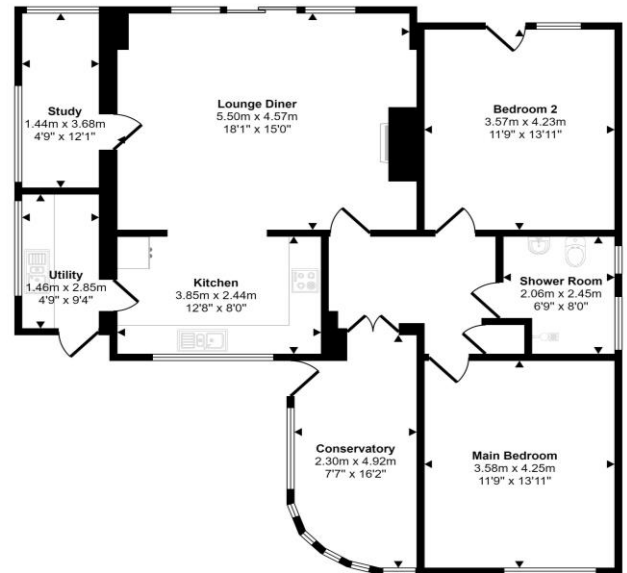
BACK GARDEN

Open views across the Brixham Cricket Club. Mainly laid to lawn with border flower beds landscaped with gravel. Raised bed set into the Devon Bank. Patio adjacent to lounge. Outside Tap.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

Approx Gross Internal Area
104 sq m / 1121 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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