

## North Boundary Road, Brixham, TQ5 8LH



Superbly presented throughout, this **TWO BEDROOM DETACHED BUNGALOW** enjoys sea views from the rear elevation and is within easy walking distance of Fishcombe Cove and the South West Coastal Path. Internally the property has been finished to a very high standard, the kitchen benefits from a range of fitted appliances and is open to the spacious dining area, this then links through to the lounge with large picture window enjoying sea views, as well as conservatory with access to the rear garden. There is a spacious family bathroom with shower over bath, and two large bedrooms. The master bedroom enjoying sea views and it's own en-suite, whilst the second bedroom benefits from a walk in wardrobe. The surrounding gardens have been beautifully landscaped with various raised decks, enjoying sea views, patio area and inset lawn. To the front is a block paved driveway with access to single garage.

**£445,000 Freehold**

## ENTRANCE HALL

Composite entrance door with glazed panel to side. Loft hatch. Radiator. Cupboard housing Ideal Logic combination boiler (fitted 2022).

**KITCHEN 15' 0" x 12' 4" narrowing to 10'8" (4.57m x 3.76m)** Gloss white faced wall and base units with bonded quartz worktops. Integrated appliances of fridge/freezer, double oven and grill, with warming draw, dishwasher, under counter fridge. Slide-out bin. Five ring gas hob with glass splash back and cooker hood over. Inset stainless steel sink and drainer. Tiled splashback. Breakfast bar. Window to front. Archway to ...

**DINING ROOM 14' 6" x 7' 11" (4.42m x 2.41m)** Sliding door to Conservatory. Radiator. Three Frosted glass windows to hall. Double doors to Lounge.

**CONSERVATORY 13' 2" x 7' 9" (4.01m x 2.36m)** UPVC framed double glazed windows to three sides. Sliding patio doors to raised decking area enjoying sea views. Wood effect tiled floor. Electric radiator.

**LOUNGE 17' 11" x 11' 10" (5.46m x 3.60m)** Central fireplace with wooden mantel and granite hearth and space for log burner. Large picture window with sea views. Two modern radiators.

**BEDROOM 1 12' 4" x 9' 11" (3.76m x 3.02m)** Spacious double room with window to rear enjoying sea view. Radiator. Door to ...

**EN-SUITE SHOWER ROOM 10' 9" x 3' 9" (3.27m x 1.14m)** Large shower cubicle with panelled surround. Heated towel rail. Close coupled W.C. Basin on gloss white vanity unit with tiled splashback and wall mirror. Window to rear.

**BEDROOM 2 12' 4" x 9' 10" (3.76m x 2.99m)** Window to front. Radiator. Walk-in wardrobe.

**BATHROOM 13' 8" x 9' 10" (4.16m x 2.99m)** Bath with shower over and glass screen. Heated towel rail. Close coupled W.C. Basin on gloss white vanity unit. White storage unit housing washing machine. Window to side. Velux style window.

## OUTSIDE

### FRONT GARDEN

Block paved driveway for multiple cars. Block paved walkway around property. Inset lawn. Beautifully planted border with flowers. Outside tap.

**GARAGE 17' 1" x 7' 10" (5.20m x 2.39m)** Power and light. Consumer unit. Gas meter. Up-and-over door and rear pedestrian door. Flat roof replace march 2023.

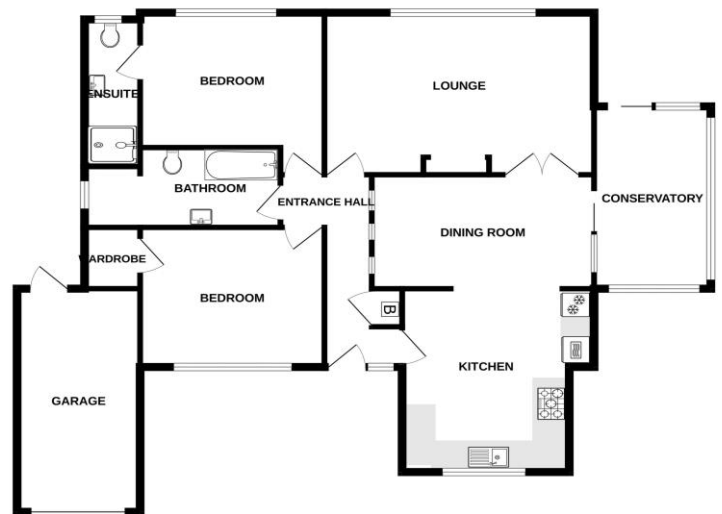
### REAR GARDEN

Raised deck adjacent to Conservatory. Steps down to patio area enjoying a sunny aspect - very private. Two timber sheds. Central lawn and flower beds. 2nd raised deck enjoying a sea view. Gated access to front. Access to garage. Under house Storage.

**COUNCIL TAX BAND: D**

**ENERGY PERFORMANCE BAND: D**

GROUND FLOOR  
112.2 sq.m. (1208 sq.ft.) approx.



TOTAL FLOOR AREA: 112.2 sq.m. (1208 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used in conjunction with the property particulars. The seller makes no representation or warranty as to the accuracy of the measurements or the floor plan.



## 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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