

## Langley Avenue, Brixham, TQ5 9JG



Positioned on the ever-popular Langley Avenue, this immaculate **THREE BEDROOM DETACHED CHALET STYLE BUNGALOW** is the epitome of elegance and modern convenience. Finished to an exceptional standard throughout, the residence boasts a distinguished presence on a sought-after road in a prominent residential location. The principal bedroom features an enchanting bay window and a luxurious ensuite, while the second and third bedrooms include built-in wardrobes for ample storage. The heart of the home, the kitchen provides a contemporary feel with gloss grey units, integrated appliances and a spacious corner pantry. A utility provides useful additional space. The inviting family room is complete with a central fireplace, there is also a modern garden room, offering tranquil views and access to the meticulously landscaped gardens. Outside, the property showcases a private and sunny walled garden, surrounding landscaped gardens, as well as ample driveway parking with further area to side perfect for motorhome or boat etc and a detached garage. Brixham's town and harbour are less than half a mile away, whilst Parkham Green less than 100m from the property.

**£525,000 Freehold**

**ENTRANCE PORCH** UPVC framed double glazed French doors. Leading to:

**HALLWAY** UPVC framed double glazed door with decorative frosted window and side panel. Built in under stair airing cupboard housing water cylinder. Engineered Oak flooring. Radiator. Salus smart thermostat.

**LOUNGE 17' 0" x 12' 0" (5.18m x 3.65m)** Spacious living room with central Portuguese limestone fireplace with inset electric log effect fire. Large window looking out to conservatory. Two radiators.

**KITCHEN 11' 9" x 11' 0" (3.58m x 3.35m)** Gloss grey wall and base units with wood effect worktops. Stainless steel sink and splash backs. Siemens electric oven. Gas hob with cooker hood over and glass splash back. Dishwasher to stay. Space for freestanding fridge freezer. Large built in pantry with electrical consumer unit. Radiator. Wall mounted boiler in corner cupboard.

**DINING ROOM 12' 6" x 10' 8" (3.81m x 3.25m)**  
**Reducing to: 9'7"** Light and bright room with double opening French doors to rear garden and space for dining table and chairs. Built in storage cupboard. Radiator.

**UTILITY ROOM 6' 2" x 4' 0" (1.88m x 1.22m)** Gloss wall and base units with wood effect worktops. Stainless steel sink and tiled splash backs. Space for washing machine and tumble dryer.

**GARDEN ROOM 11' 9" x 10' 0" (3.58m x 3.05m)**  
**Reducing to: 10'3"** High quality contemporary garden room made by Crocodile. Sliding door to rear garden. South West facing with pleasant views into enclosed rear garden and Southdown Hills beyond. Wood effect tiled floor.

**BEDROOM 1 11' 9" x 10' 2" (3.58m x 3.10m)** To window 12'5" Bay window to front. Fitted wardrobes. Radiator.

**EN-SUITE 7' 6" x 5' 3" (2.28m x 1.60m)** Alcove shower with glass door and pumped power shower. Basin in fitted vanity unit. Close coupled corner W.C. Heated towel rail. Fully tiled walls. Tiled floor with underfloor heating.

**BEDROOM 2 10' 9" x 10' 8" (3.27m x 3.25m)** Double aspect room with bay window to front. Fitted wardrobes with sliding doors and part mirrored front. Radiator.

**FIRST FLOOR LANDING** Connecting:

**BEDROOM 3 9' 9" x 9' 5" (2.97m x 2.87m)** Recessed built in wardrobes. Loft access panel. Access cupboard to eave storage. Window to front. Radiator.

**BATHROOM** Shower bath with curved glass shower screen and pumped power shower. Close coupled W.C. Basin in gloss white vanity unit. Heated towel rail. Dormer window. Access to under eaves plumbing.

## OUTSIDE

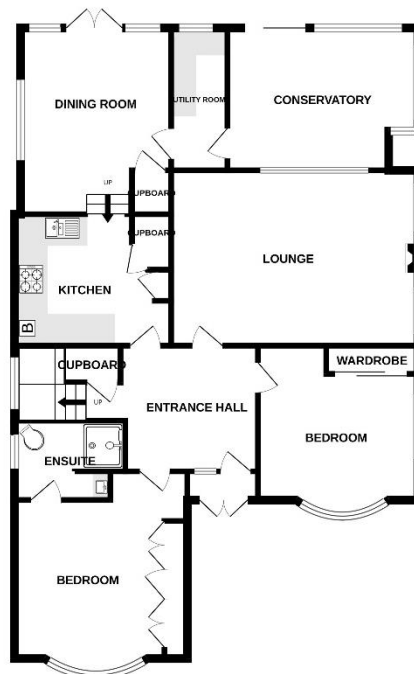
**FRONT** Stunning surrounding gardens. Immaculately presented with a range of mature shrubs and seasonal bedding plants. Central lawn. Pedestrian path to front door. The garden wraps around the side of the property providing a large low maintenance gravelled and patio area with central plum tree. This leads to a large block paved driveway with further area to side perfect for motorhome or boat etc, with power. Gated access to the rear garden.

**REAR GARDEN** Fully enclosed, walled garden. Beautifully planted with a range of flowering shrubs. This south west facing garden is mainly landscaped with block paving, creating a spacious and very private seating area. Decked access connects to the dining room. Gated access to side garden and driveway. Access to large workshop shed with power and lighting, as well as access to the garage.

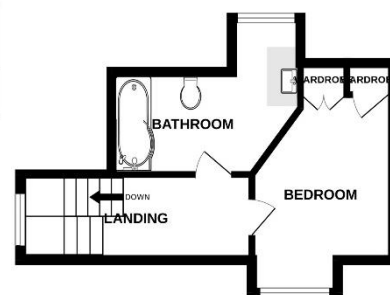
**GARAGE 17' 5" x 14' 1" (5.30m x 4.29m)** Electric roller shutter door. Space for appliances. Power and lighting. Access door to rear.

**COUNCIL TAX BAND: E ENERGY PERFORMANCE: D**

GROUND FLOOR  
95.3 sq.m. (1026 sq.ft.) approx.



1ST FLOOR  
21.4 sq.m. (230 sq.ft.) approx.



TOTAL FLOOR AREA : 116.7 sq.m. (1257 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

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 B002012 Written by: Bill Bye