

Belmont Road, Brixham, TQ5 9JH



This **FOUR BEDROOM CHALET BUNGALOW** with a lovely, very large, southerly facing rear garden is a gardeners delight and is very deceptive at first glance!

Internal viewing is highly recommended to appreciate the well presented and flexible accommodation which also offers lots of parking and a garage, located at the top of a quiet cul de sac which is within walking distance of Brixham's town centre and waterfront.

The accommodation offers a super, modern fitted kitchen with integral appliances, useful snug/living room and an additional main lounge which has french doors opening to the garden. There are two double bedrooms on the ground floor, one of which is currently used as a dining room, along with two bath/shower rooms and cloaks/w.c. on the ground floor. The two additional double bedrooms are located on the first floor.

Gas fired central heating is installed along with double glazing.

£425,000 Freehold

ENTRANCE PORCH. Composite entrance door. Courtesy light. Part glazed inner door to:

ENTRANCE HALL. A good size entrance hall with large storage/cloaks cupboard. Cupboard housing Worcester boiler.

CLOAKROOM/W.C. Comprising concealed flush W.C. Wall mounted wash basin. Radiator. Double glazed window.

LOUNGE. 16' 4" + depth of staircase x 13' 7" (4.97m x 4.14m)

A generous, sunny lounge with double glazed French doors opening to the garden with windows to side. Staircase to the first floor. Feature fire surround with open grate. Two radiators.

SNUG/LIVING ROOM. 11' 3" x 11' 8" (3.43m x 3.55m)

A useful secondary living room. Double glazed window. Radiator. Modern inset electric fire.

KITCHEN. 14' 2" x 8' 5" (4.31m x 2.56m)

Fabulous kitchen with modern, comprehensive range of fitted wall and base cupboards. Marble effect working surfaces with inset ceramic sink and drainer. Integral fridge/freezer, dishwasher and washing machine. Built in electric oven and microwave, four burner gas hob with cooker hood over. Vertical wall radiator. Double glazed window to rear. Glazed door to rear lobby with shelving and coat/boot space. Composite door to the garden.

BEDROOM 2/ DINING ROOM. 12' 0" x 11' 6" (3.65m x 3.50m)

Currently used as a dining room. Double glazed window to front. Radiator.

BEDROOM 1. 13' 7" x 12' 9" (4.14m x 3.88m)

Double glazed window to front. Full height, part mirrored wardrobes with sliding doors. Radiator.

SHOWER ROOM/W.C. Comprising corner shower enclosure with Dimple electric shower. Close coupled W.C. White vanity unit with inset washbasin. Tiled walls. Radiator. Double glazed window.

BATHROOM/W.C. Comprising white suite of shower bath with fitted shower over and shower screen to side. Concealed flush W.C. White vanity unit with inset washbasin. Tiled surrounds. Double glazed window.

FIRST FLOOR

BEDROOM 3. 15' 3" x 11' 0" (4.64m x 3.35m)

Double glazed window to rear overlooking the rear garden. Radiator. Built in double wardrobe.

BEDROOM 4. 17' 0" x 7' 9" (5.18m x 2.36m)

Double glazed window to front enjoying an open outlook towards the countryside bordering Brixham. Built in double wardrobe.

OUTSIDE. Landscaped front garden with inset shrubs. Smart resin driveway providing ample parking for several cars leads to:

GARAGE. 22' 0" x 8' 8" (6.70m x 2.64m)

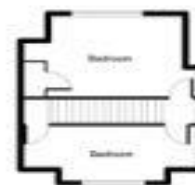
The garage was re-roofed in 2022.

REAR AND SIDE GARDENS. A gardeners dream!

The bungalow stands in a much larger plot than expected and enjoys a sunny southerly aspect. Large gardens to the side and rear of the bungalow which have several pretty seating areas and lawns with well stocked flowerbeds giving colour throughout the seasons, there are inset specimen and fruit trees and super kitchen garden area with greenhouse, potting shed along with a vegetable garden and fruit cage.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.



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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