

CHRISTOPHER SCALES

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Peaseditch | Brixham

£210,000

A well presented bungalow on a near level plot in a tucked away yet convenient location. The property offers lateral living with a landscaped rear garden and would make an excellent first home, investment or retirement purchase.

The accommodation comprises: Storm porch with light point and UPVC door with stained glass inset to:

HALLWAY Textured ceiling with inset spotlights, smoke detector, hatch to loft space, radiator with thermostat control, doors to:

OPEN PLAN SITTING ROOM/KITCHEN

SITTING ROOM - 3.73m x 3.43m (12'3" x 11'3") Maximum measurements. Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, cupboard housing the electric meter and consumer unit. Opening to:

KITCHEN - 4.5m x 2.74m (14'9" x 9'0") Maximum measurements. Coved ceiling with inset spotlights, smoke detector, UPVC double glazed windows overlooking the rear garden, radiator with thermostat control, UPVC double glazed door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, wall cabinets, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, breakfast bar.

BEDROOM ONE - 3.61m x 3m (11'10" x 9'10") Maximum measurements. Coved ceiling with pendant light point and inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control, TV connection point.

BEDROOM TWO - 3m x 2.21m (9'10" x 7'3") Maximum measurements. Coved ceiling with directional spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point.





BATHROOM/WC - 2.03m x 1.52m (6'8" x 5'0") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower attachment over and glazed screen, vanity unit with inset wash hand basin, WC, heated towel rail, part tiled walls.

OUTSIDE

FRONT - At the front of the property is a level lawned garden with concrete pathway leading to the front door.

REAR - To the rear of the property and accessed from the kitchen is an enclosed garden with decking and a patio seating area, access to a side pathway. Outside lights.

USEFUL INFORMATION

Tenure - Freehold

Age - Unverified

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

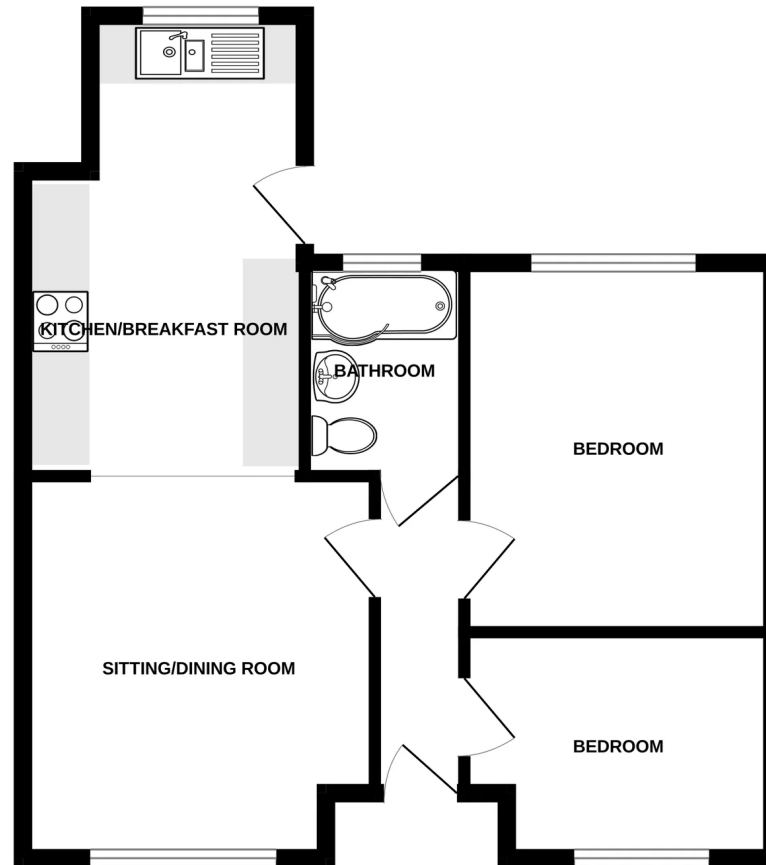
EPC Rating - D/63 potential - B/89

Broadband – To be confirmed

Mobile – To be confirmed



GROUND FLOOR



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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