

Sycamore Way, Brixham, TQ5 0DF



Positioned on a large corner plot this **THREE BEDROOM SEMI-DETACHED BUNGALOW** is well located within Brixham. The harbour and town are just over a mile away whilst the local shops are a short walk down to St. Mary's Square. Internally the property is centred around a hallway, from here you can access the lounge with central fire place, modern fitted kitchen with access to the garden, shower room with airing cupboard and Worcester combi boiler, as well as the three good sized bedrooms. The surrounding gardens wrap around the property with an inset lawn, border flower beds and Braeburn apple trees. There is a seating area to the rear, ideal for outside table and chairs, whilst to the front is driveway parking. Internal viewing is highly recommended.

£269,950 Freehold

ENTRANCE HALL

Upvc front door. Loft hatch. Small low level cupboard.

LOUNGE 14' 5" x 11' 4" (4.39m x 3.45m)

Central fire place with gas fire and ornate white marble surround. Large window. Radiator.

KITCHEN 9' 11" x 7' 9" (3.02m x 2.36m)

Dual aspect room with door to garden. Wood effect wall and base units with granite effect worktops. Inset stainless steel sink with drainer. Free standing gas oven with cooker over. Washing machine and fridge freezer can be left.

SHOWER ROOM 10' 1" x 5' 0" (3.07m x 1.52m)

Shower cubicle with tiled surround and glass screen. Close coupled W.C. Pedestal wash basin. Window. Radiator. Airing cupboard housing Worcester combi boiler.

BEDROOM 1 10' 10" x 9' 10" (3.30m x 2.99m)

Spacious double room. Window. Radiator.

BEDROOM 2 9' 11" x 8' 11" (3.02m x 2.72m)

Window. Radiator.

BEDROOM 3 14' 7" x 7' 11" (4.44m x 2.41m)

Window. Radiator. cupboard housing electric consumer unit.

OUTSIDE

BACK GARDEN

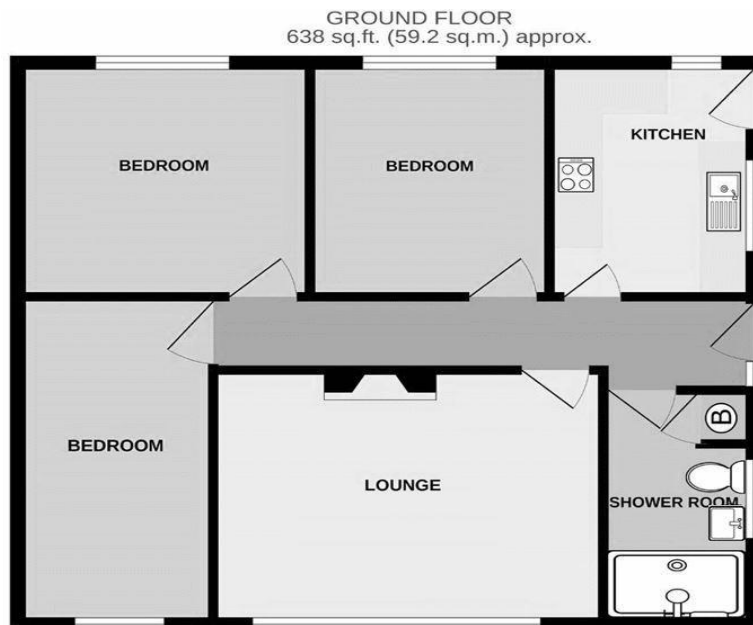
Secluded gravel area ideal for outside table and chairs. Garden shed on concrete base.

FRONT GARDEN

Inset lawn with well planted border flower beds. Braeburn apple trees. Driveway parking.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: D



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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