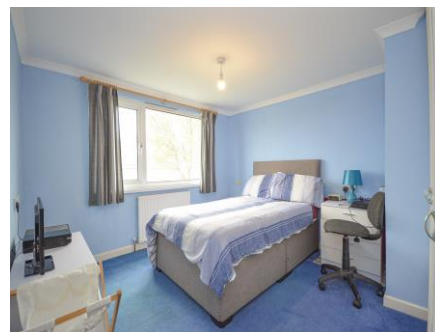


Windmill Close, Brixham, TQ5 9SQ



Deceptively spacious from a roadside glance, this **THREE / FOUR BEDROOM CHALET STYLE BUNGALOW** provides just over 100m² of internal accommodation. The property is laid out with a spacious lounge with central gas fire, fitted kitchen with integrated appliances, modern bathroom with rainfall shower, as well as a downstairs bedroom and further dining room / fourth bedroom with double opening patio doors to the back garden. On the first floor are two further bedrooms both double rooms, a useful shower room and spacious landing area currently used as a home office. Driveway parking is to the front of the property, whilst to the rear is a large recently installed modern patio area adjacent to the dining room and central lawn. Internal viewing is highly recommended to understand the space on offer.

£289,950 Freehold

ENTRANCE PORCH

Upvc front door. Inner door to:

HALLWAY

Storage cupboard. Under stairs cupboard. Radiator.

KITCHEN 11' 3" x 8' 5" (3.43m x 2.56m)

Light wood effect wall and base units with granite effect worktops. Stainless steel sink with drainer. Tiled splash backs. Four ring gas hob with stainless steel splashback, cooker hood over and electric oven under. Space for washing machine. Integrated under counter fridge and separate freezer. Wall mounted Worcester boiler. Storage cupboard. Window to front.

LOUNGE 15' 9" x 11' 9" (4.80m x 3.58m)

Spacious lounge with central gas fire with marble effect surround and wooden mantle. Picture window to front. Two radiators.

BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)

Bath with rainfall shower over and folding shower screen. Basin on gloss white vanity unit with integrated W.C. Heated towel rail. Tiled walls. Window to side.

DINING ROOM 9' 10" x 8' 10" (2.99m x 2.69m)

Double opening French doors to back garden. Radiator.

BEDROOM 1 10' 5" x 8' 11" (3.17m x 2.72m)

Window to rear. Radiator.

FIRST FLOOR - LANDING

Spacious landing with ample space for home office. Velux style window. Under eave storage. Radiator.

SHOWER ROOM 7' 6" x 6' 5" (2.28m x 1.95m)

Shower cubicle with Triton electric shower. Close coupled W.C Basin on wooden vanity unit with tiled splash back. Velux style window. Radiator.

BEDROOM 2 11' 11" x 9' 6" (3.63m x 2.89m)

Window to rear. Radiator.

BEDROOM 3 11' 10" x 10' 1" (3.60m x 3.07m)

Built in wardrobe. Window to rear. Radiator.

OUTSIDE

FRONT GARDEN

Driveway parking and inset lawn to side. Access to back garden. Outside tap.

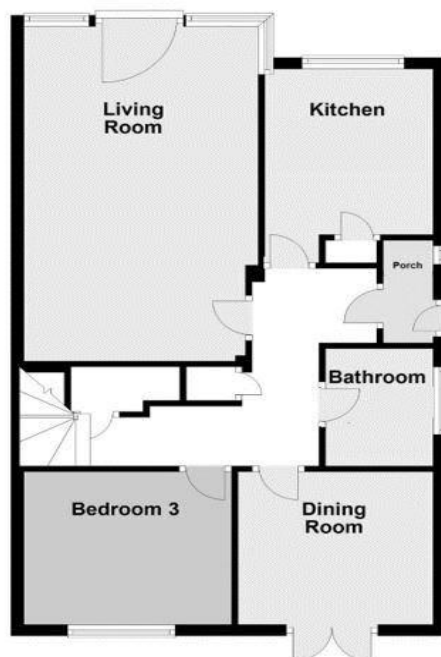
BACK GARDEN

Large modern patio area adjacent to dining room. Central lawn with patio area. Garden shed.

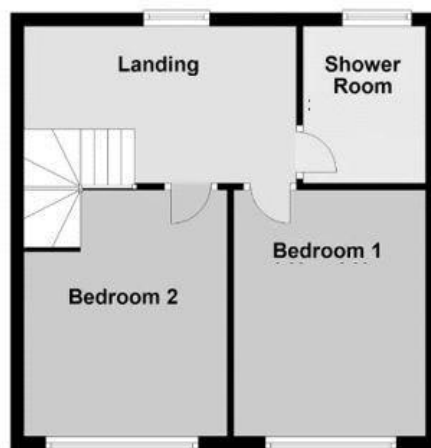
ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

Ground Floor



First Floor



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 B001800 Written by: Bill Bye