

ENTRANCE PORCH.

Upvc front door. Space for shoes and coats. Inner upvc door.

HALLWAY.

Radiator. Three store cupboards and under stairs cupboard.

LOUNGE.

Spacious, triple aspect lounge with bay window to front. Central fireplace with sandstone and marble surround and inset electric fire. Radiator.

DINING ROOM.

Sliding patio doors to conservatory. Radiator.

CONSERVATORY.

Good sized conservatory with windows overlooking the garden. Double opening French doors leading to patio and garden.

KITCHEN.

White wall and base units with granite effect worktops. One and a half bowl white composite sink with drainer. Four ring Neff electric hob with cooker hood over. Built in Neff double oven and grill. Integrated dishwasher. Integrated washing machine and integrated fridge freezer. Ample space for dining table and chairs. Upvc door to back garden. Radiator.

BEDROOM 1.

Double aspect room with extensive built in wardrobes, bedside tables and dresser. Radiator.

BEDROOM 2.

Built in wardrobes and shower cubicle. Window to side. Radiator.

BEDROOM 3.

Built in wardrobes and dresser. Window to front. Radiator.

BATHROOM/W.C.

Comprising Bath in tiled surround with glass screen to side. Washbasin on gloss white vanity unit with integrated W.C. Heated towel rail. Two windows.



FIRST FLOOR – LANDING. Two cupboards leading to under eaves storage.

FIRST FLOOR BEDROOM 4.

Very spacious double aspect room. Built in wardrobes. Two radiators. This room could easily be split to create two bedrooms if required.

SECOND BATHROOM/W.C.

Comprising: Bath in tiled surround with independent electric shower over. Washbasin on gloss white vanity unit with integrated W.C. Heated towel rail. Window.

OUTSIDE.**FRONT GARDEN.**

Driveway parking for multiple cars. Well planted raised flowerbed to side. Gated access to garden.

GARAGE.

Electric up and over door. Power and lighting. Pedestrian door and window to rear. Gas boiler.

SURROUNDING GARDENS.

Beautifully landscaped surrounding gardens with large central lawn flanked by flower beds with mature shrubs. Wooded backdrop to one side. Vegetable patch complete with greenhouse. Shrub garden to front. Garden shed.

ENERGY PERFORMANCE RATING: D COUNCIL TAX BAND: F

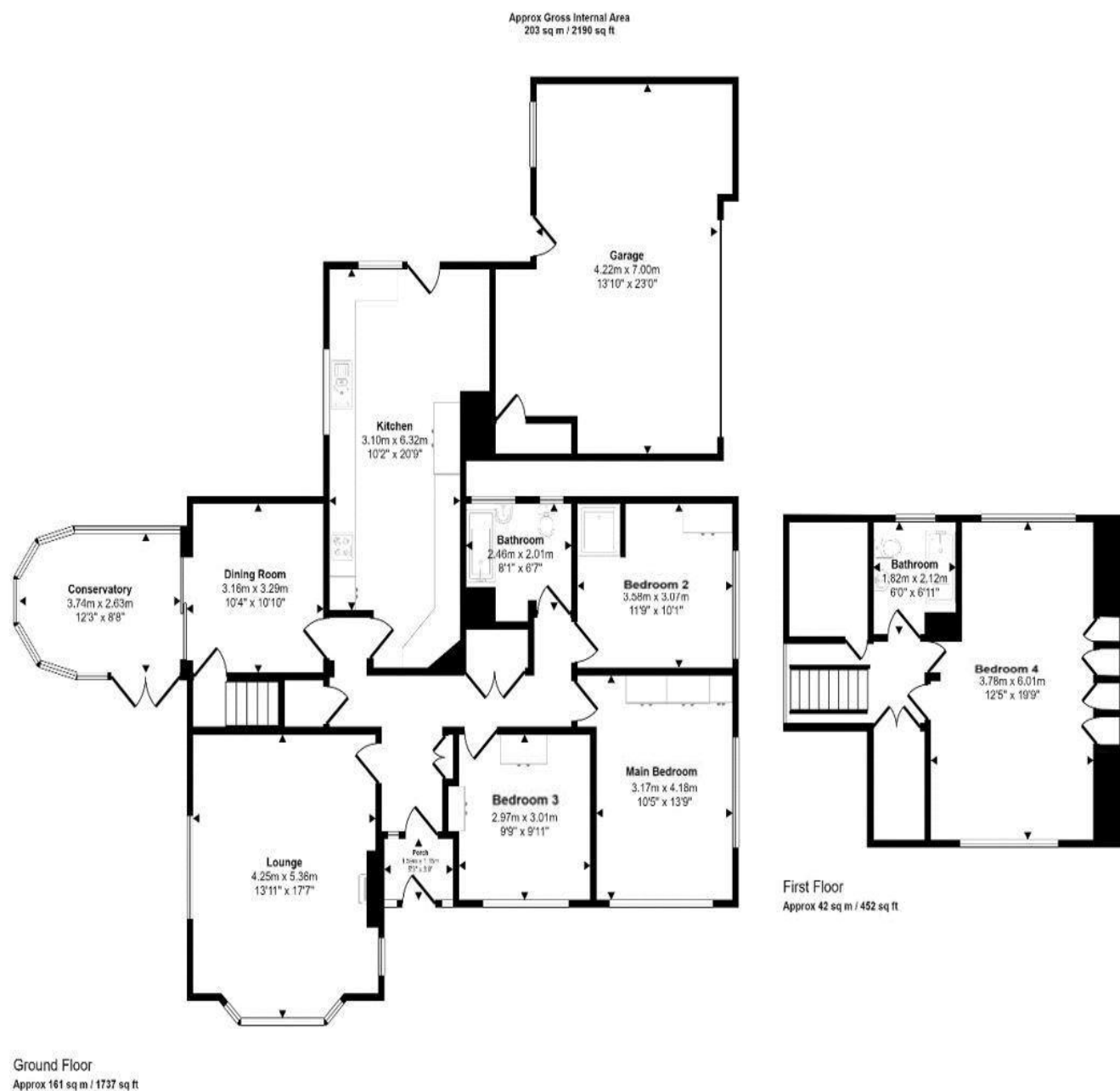
AGENTS NOTES: The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



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 B001911 Written by: R.C

Holborn Road, Brixham, TQ5 8QU



LAYOUT GUIDE ONLY – NOT TO SCALE



Tucked away on an incredibly spacious, south facing, large corner plot in the quiet setting of Holborn Road, this **GRAND FOUR BEDROOM CHALET STYLE BUNGALOW** is within easy walking distance of the scenic Fishcombe Cove and South West Coastal Path. Furzeham Green is also a short stroll away with Brixham's town and harbour less than a mile away.

The property itself offers a wealth of space arranged across roughly 200 square meters including an integral double garage.

As you enter the property via the front porch and hallway you will find a large bay fronted lounge with central fireplace, spacious kitchen with integrated appliances, and dining room leading through to a conservatory overlooking the surrounding gardens.

The property as mentioned offers **FOUR BEDROOMS**, three of which are located on the ground floor along with a bathroom/w.c. On the first floor there is a secondary bathroom/w.c. along with an incredibly spacious bedroom, which is currently used as a games room, this could easily be split to create two further bedrooms if required. Outside are beautifully kept, surrounding gardens with a central lawn, flanked with mature shrubs along with driveway parking with access to the **DOUBLE GARAGE**.

£575,000 Freehold