



Hartland Tor Close, Devon, TQ5 0RE

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£350,000 Freehold

A well-presented **THREE BEDROOM DETACHED BUNGALOW**, pleasantly positioned within a small and established cul-de-sac in the popular Summercombe area of Brixham.

The property enjoys an attractive open outlook from the front elevation, extending across Brixham towards the sea, while the enclosed rear garden provides a particularly private and sunny outdoor space.

To the front, a driveway provides convenient off-road parking and is complemented by a landscaped garden with a raised flowerbed. A side gate gives access around to the rear, passing a further area of garden with greenhouse and garden shed and leading into the delightful main garden.

The rear garden is a particular feature of the property, enjoying a good degree of privacy and a sunny aspect. There is a paved seating area adjoining the bungalow, a small area of artificial lawn and a raised lawn bordered by well-stocked flowerbeds, together with a further greenhouse, providing an appealing setting for outdoor relaxation and gardening.

Internally, an entrance vestibule opens into the entrance hall, which provides access to the principal accommodation and includes a cloakroom/W.C. and useful linen cupboard.

The lounge is situated to the rear of the bungalow and benefits from a large window overlooking the garden, together with a fireplace surround to one wall. Also positioned to the rear is the kitchen, fitted with a range of white-fronted wall and base cupboards, roll-edge work surfaces and inset sink and drainer. Integrated appliances include a built-in double oven and grill, halogen hob and cooker hood, with space provided for additional white goods. A rear lobby leads directly to the garden and also provides access to a useful laundry room, which has plumbing and space for both washing machine and tumble dryer.

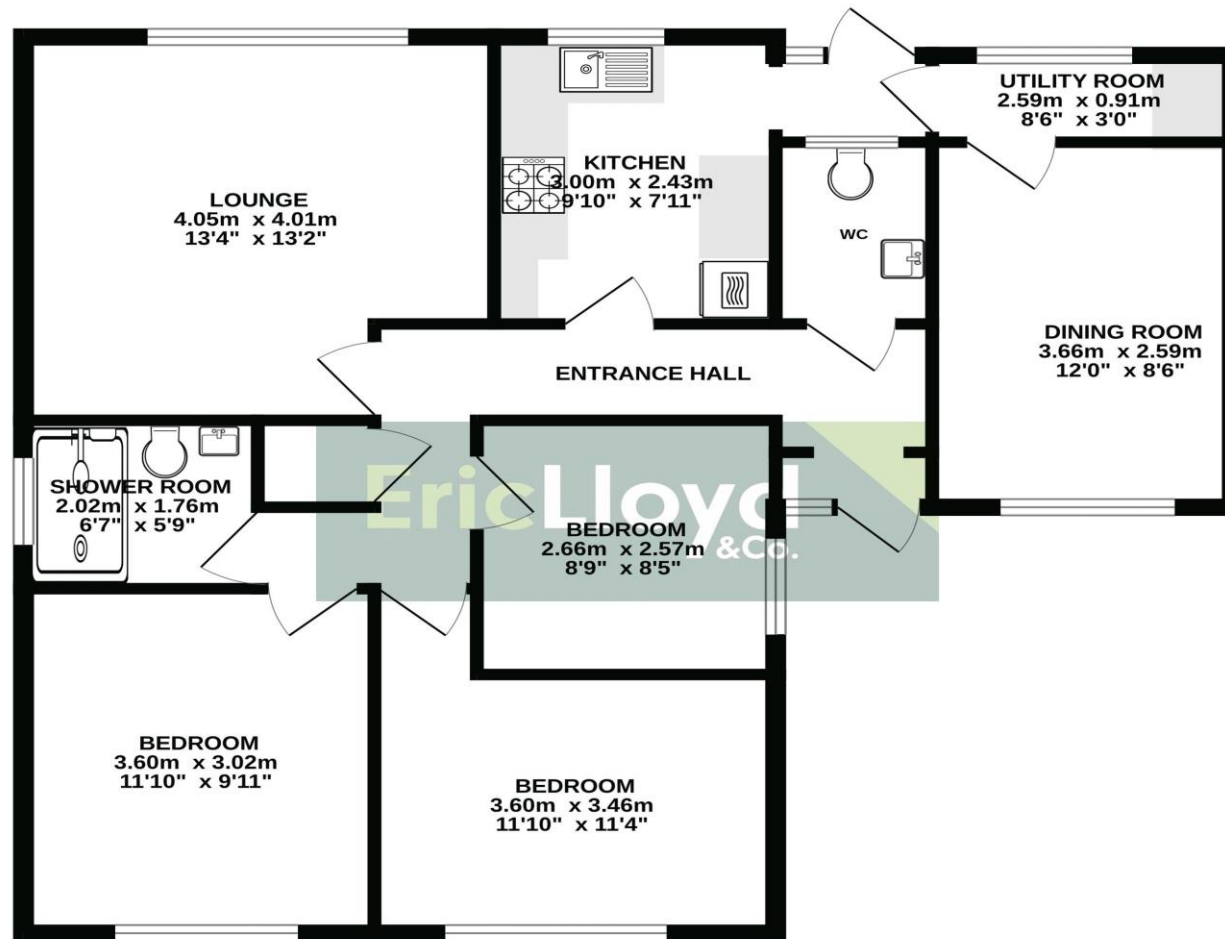
The former garage has been thoughtfully converted to create a versatile dining room, with a window overlooking the front garden and driveway. There are three good-sized bedrooms, together with a well-appointed shower room/W.C. comprising a walk-in shower, low-level W.C. and vanity unit with inset washbasin.

The property benefits from gas-fired central heating and double glazing.

The Summercombe area is a popular residential location on the outskirts of Brixham, offering a pleasant balance of established residential surroundings and access to the amenities of this attractive South Devon coastal town. Brixham is renowned for its picturesque harbour, vibrant fishing heritage and attractive waterfront, while the surrounding coastline provides numerous opportunities for walking and enjoying the area's spectacular sea views. The property therefore offers an appealing combination of comfortable single-storey accommodation, generous gardens, off-road parking and an elevated outlook towards the sea.



GROUND FLOOR
79.2 sq.m. (853 sq.ft.) approx.



TOTAL FLOOR AREA : 79.2 sq.m. (853 sq.ft.) approx.

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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 82% / VODAPHONE 82% / O2 74% / THREE 71%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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