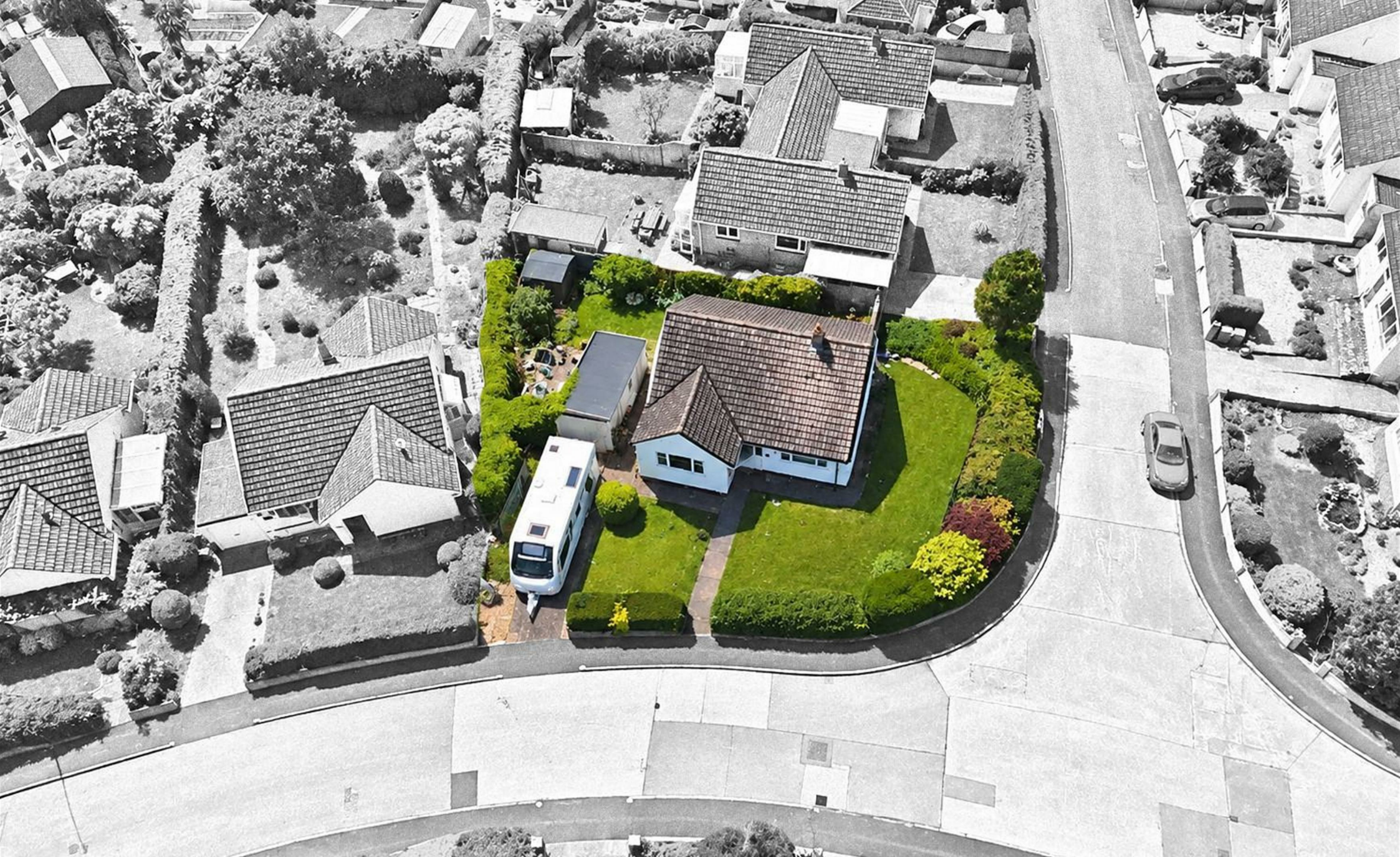




22 Lichfield Drive, Brixham, TQ5 8DN
Freehold Bungalow - Detached
£285,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A very appealing TWO BEDROOM DETACHED BUNGALOW in the desirable and level COPYTHORNE area of Brixham. Offered with NO ONWARD CHAIN and ready for new owners!

The location is ideal for those looking for easy access into the town and has a bus service to hand. In addition there are various useful shops all within easy level walking distance, including a local store at Cambridge Road (with sub post office) and a further parade of shops at Pillar Avenue. The current owner has completely refurbished the property making a very comfortable and spacious bungalow in a very highly sought after location.

Entering into the property via a very spacious entrance porch leading off to all the living accommodation, the generous space on offer is clear to see. There are two excellent size double bedrooms to the front of the property, both benefiting from pretty dual aspects. and gas fired radiators.

The lounge dining room, set to the rear of the property is again bathed in light and enjoys a dual aspect. A spacious and versatile space with the living arrangement to the right and dining area to the left. A feature fireplace is central to the living area, opposed by a large picture window overlooking the rear garden.

The shower room is particularly generous, with a good condition modern suite with large corner shower and plenty of space. The kitchen is fitted with a good quality arrangement. Galley-style with high quality worktops on each side, plenty of storage cupboards and space for a small bistro set if desired.

The kitchen opens out to a private, and sunny rear garden, which wraps around the property with several separate areas including a patio area to the other side of the garage, some lawn, a produce area to the side of the bungalow and moving around to further lawned areas to the front. The front aspect also boasts driveway parking (plenty of space for a caravan or motorhome) and a very useful detached garage, with light, power, courtesy side door and up-and-over garage door to the front.

The property benefits from UPVC double glazing throughout, and is heated by a modern gas central heating system serviced by a quality Worcester boiler. We are delighted to offer this well loved home with NO ONWARD CHAIN, Freehold.

Council Tax Band: D



- Desirable Copythorne Location
- Occupying A Generous Corner Plot
- Driveway Parking & Detached Garage
- Dual Aspect From All Principal Rooms

- Two Bedroom Detached Bungalow
- Very Light-And-Bright Throughout
- Offered With No Onward Chain
- Spacious Living Accommodation

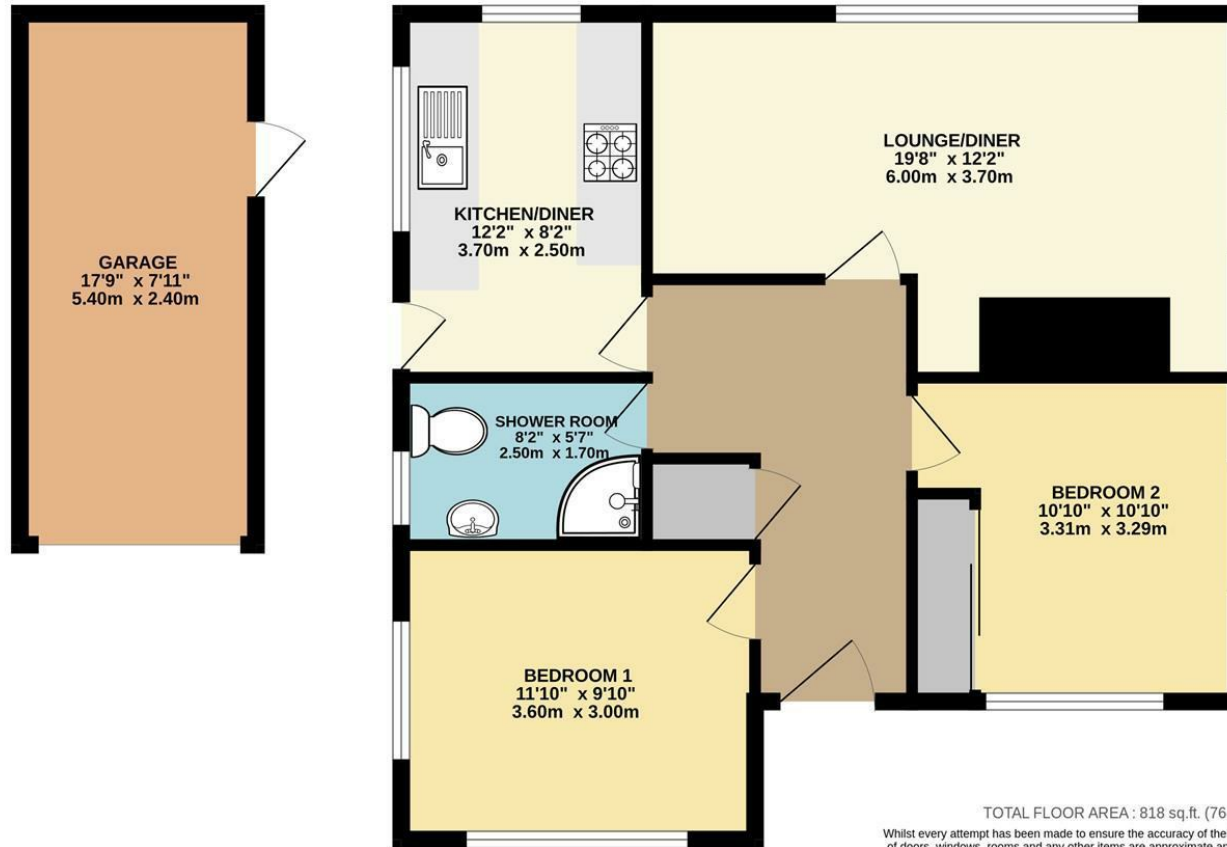


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1ST FLOOR
140 sq.ft. (13.0 sq.m.) approx.

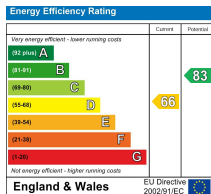
GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) 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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Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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