



Washbourne Close, Brixham, TQ5 9TQ



## £499,950 Freehold



Situated in a small and peaceful cul-de-sac in the sought after wall park area of Brixham. For sale with **NO ONWARD CHAIN**. An excellent opportunity to acquire a **DETACHED THREE BEDROOM BUNGALOW** offering generous accommodation, ample parking, **DOUBLE GARAGE** and delightful gardens.

While the property would benefit from updating and modernisation, it provides a solid foundation for buyers wishing to create a home tailored to their own tastes and requirements.

The accommodation is arranged on a single level and is accessed via an entrance hall with doors leading to all principal rooms. An airing cupboard houses the hot water tank and provides useful storage.

To the front of the property is a spacious lounge featuring a pretty bow window that allows plenty of natural light to flood the room, together with a feature fireplace surround and fitted gas fire, creating an attractive focal point. An archway leads through to the adjoining dining area, which offers ample space for a family dining table and chairs, making it ideal for both everyday living and entertaining.

The kitchen is in need of re-fitting but currently comprises a range of fitted wall and base cupboards, work surfaces, and a breakfast bar. There are spaces for appliances, along with a built-in electric double oven and hob. The wall mounted boiler for gas fired central heating is also located in the kitchen. Windows and a door provide access to and views over the rear garden.

Bedroom One is a generous double room benefitting from fitted wardrobes extending along one wall and has an additional built-in double wardrobe, there is access to an en-suite bathroom. Bedroom Two is also a comfortable double room with a built-in double wardrobe, whilst Bedroom Three offers flexibility as either a single bedroom, home office, or hobby room. A separate family bathroom/W.C serves the remaining accommodation.

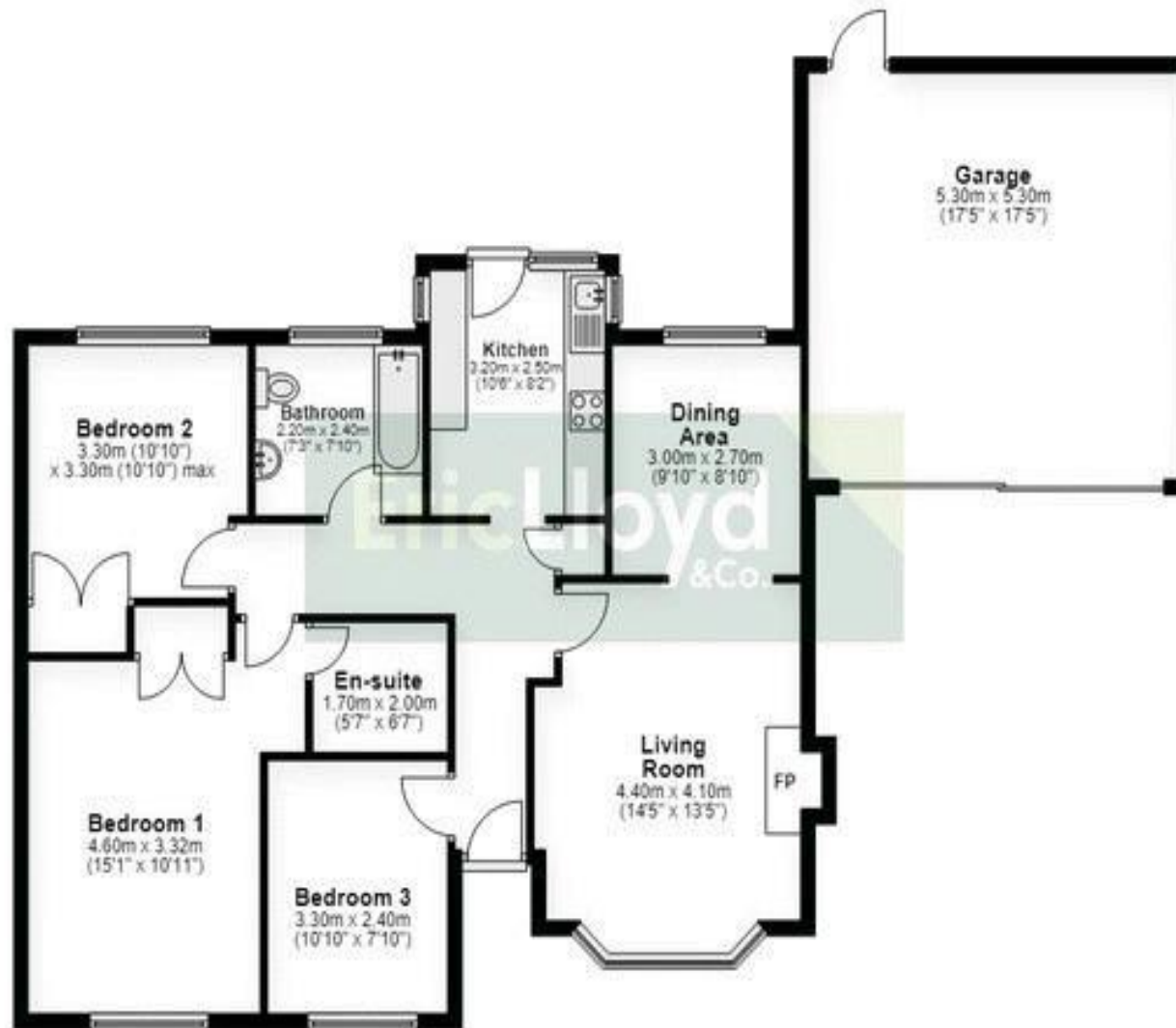
Externally, the property enjoys excellent parking facilities with a sizeable driveway leading to the attached double garage. The garage benefits from an electrically operated up-and-over door and a personal door providing convenient access to the rear garden.

The rear garden is a particular feature of the property, offering a delightful and private outdoor space. A semi-circular patio immediately adjoins the bungalow, providing an ideal seating and entertaining area. Beyond lies a level lawn bordered by attractive shaped flower beds, well stocked with a variety of established plants and shrubs, creating colour and interest throughout the seasons. A pathway to the side leads to the front garden, which is laid mainly to lawn and complemented by a selection of mature shrubs.

Wahbourne Close enjoys a tucked-away position within easy reach of Brixham's bustling harbour, marina, shops, supermarkets, and healthcare facilities. The town is renowned for its picturesque waterfront, thriving fishing industry, and access to the stunning South West Coast Path, making it an ideal location for those seeking a relaxed coastal lifestyle.



## Ground Floor



Total area: approx. 101.5 sq. metres (1092.9 sq. feet)

This floorplan is for illustration purposes. Measurements, locations of doors, windows etc are approximate and no responsibility is taken for errors or omissions.  
Plan produced using PlanUp.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard superfast and ultrafast 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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