

Carlile Road, Brixham, TQ5 8PG

EricLloyd &Co.





£285,000 Freehold

“A low maintenance bungalow located on the level at Furzeham”

A well-presented **TWO BEDROOM SEMI DETACHED BUNGALOW** for sale with **NO ONWARD CHAIN** ideally situated on the level, within the highly regarded Copythorne area of Brixham.
This convenient location is particularly popular with those seeking easy access to local amenities and coastal walks, while enjoying a quiet and established residential setting.

To the front of the property, a good size brick-paved driveway provides ample off-road parking and leads to the main entrance. The adjoining front garden has been designed with ease of maintenance in mind, being mainly laid to gravel and attractively complemented by a selection of inset shrubs. A wide pathway runs along the side of the bungalow, secured by a gate, and provides access to the rear garden. Two useful garden sheds are positioned here, offering excellent storage for tools and outdoor equipment.

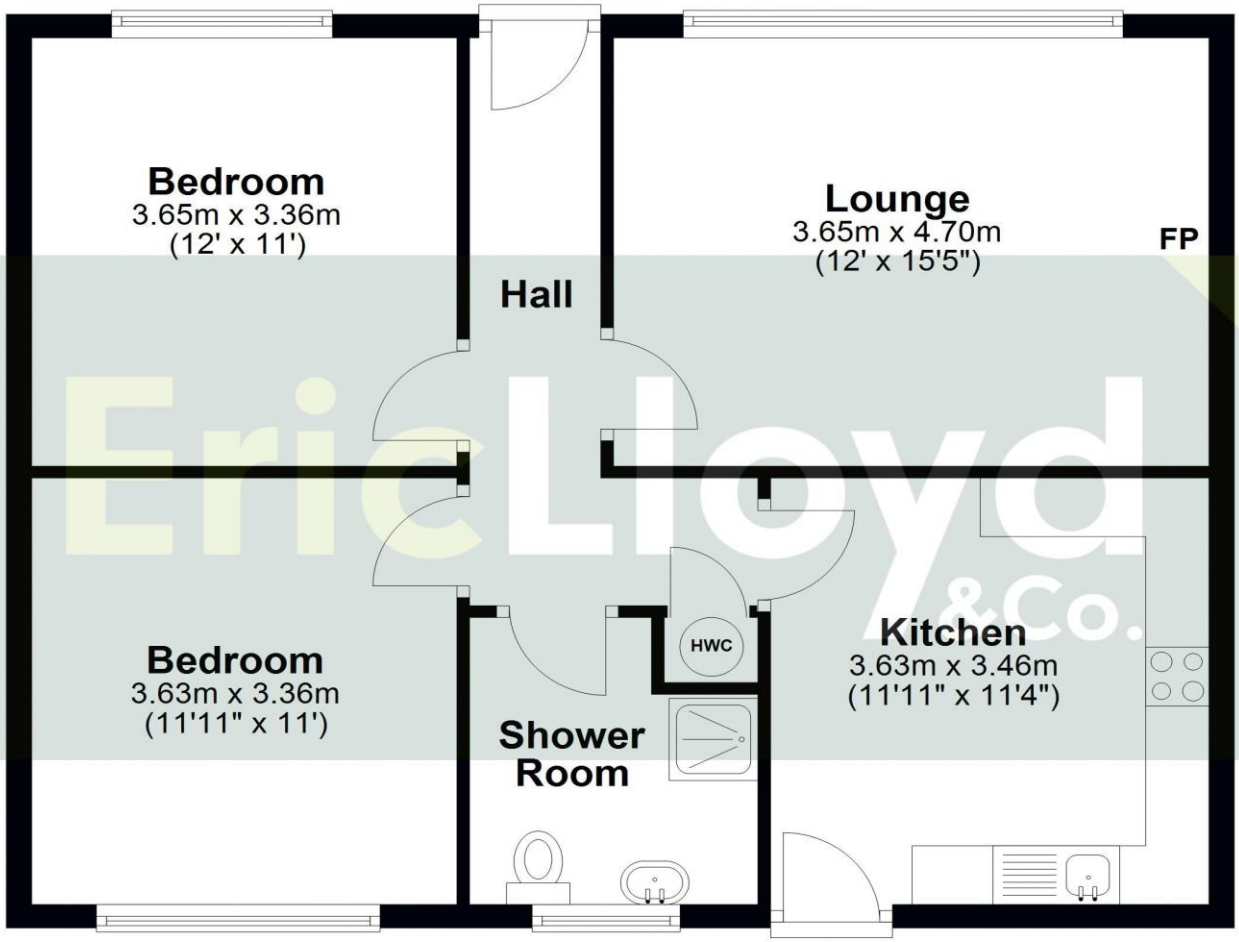
Internally, the accommodation is thoughtfully arranged and well-proportioned, gas fired central heating is also installed along with double glazing.
An entrance hall welcomes you into the home and includes a handy storage cupboard housing the hot water cylinder. The lounge is positioned at the front of the property and benefits from a wide window that allows for plenty of natural light, creating a bright and comfortable living space. A feature fire surround with an inset electric fire provides a focal point to the room.
To the rear, the kitchen is fitted with a good range of white-fronted wall and base units, complemented by contrasting work surfaces and tiled surrounds. There is an inset stainless steel sink and drainer, space for freestanding appliances including a cooker and additional white goods, and a wall-mounted Glow-worm boiler. A window overlooks the rear garden, and a door provides direct access outside, making it a practical and functional space.

The bungalow offers two double bedrooms, both of which benefit from built-in wardrobes, providing ample storage. The shower room is fitted with a double-sized shower enclosure with a mains-fed shower, a pedestal wash basin, and a close-coupled W.C.

The rear garden is a particularly appealing feature of the property, offering a manageable size outdoor space designed for both relaxation and entertaining. Immediately adjacent to the bungalow is a patio terrace, steps lead down to a larger paved seating area, alongside a small level lawn. The garden is further enhanced by flowerbeds, raised borders, inset shrubs, and an attractive archway feature, creating a pleasant and inviting environment.

Ground Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or ommissions
Plan produced using PlanUp.

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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows; VODAPHONE 82% / EE 80% / 73% /O2 70%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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