

Copythorne Park, Brixham, TQ5 8PR

Eric Lloyd & Co.

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£350,000 Freehold

A deceptively spacious and beautifully presented **TWO BEDROOM SEMI DETACHED BUNGALOW**, offering versatile accommodation, two shower rooms, two generous reception rooms, ample off-road parking and low-maintenance gardens.

Situated in a popular residential location, this attractive bungalow offers considerably more accommodation than might initially be expected and provides an excellent opportunity for those seeking comfortable, versatile and easily maintained single-storey living.

The property benefits from gas-fired central heating and double glazing throughout and really must be viewed to be fully appreciated.

Upon entering, a particularly welcoming and very spacious entrance porch provides an excellent first impression and leads through to a useful garage conversion, which adds considerable flexibility to the accommodation. This area incorporates a secondary shower room with double size shower and W.C, a separate utility area with plumbing and space for a washing machine and tumble dryer along with additional room for further appliances and a useful walk-in storage cupboard.

The inner hallway provides access to the principal rooms, including the front-facing living room, which features an attractive fire surround with fitted gas fire and a window overlooking the front aspect.

The kitchen is fitted with a comprehensive range of cream-fronted wall and base units, complemented by contrasting work surfaces and a ceramic sink and drainer. Integrated appliances include a dishwasher and electric double oven and grill, with a five-burner gas hob and extractor hood above. A recessed area accommodates a large fridge/freezer, which will also be included in the sale.

French doors from the kitchen open into a lovely sun lounge, providing a particularly appealing additional reception space. Featuring a solid roof, double-glazed windows and further French doors opening directly onto the rear garden, this is an ideal room in which to relax, entertain or simply enjoy the garden outlook throughout the seasons.

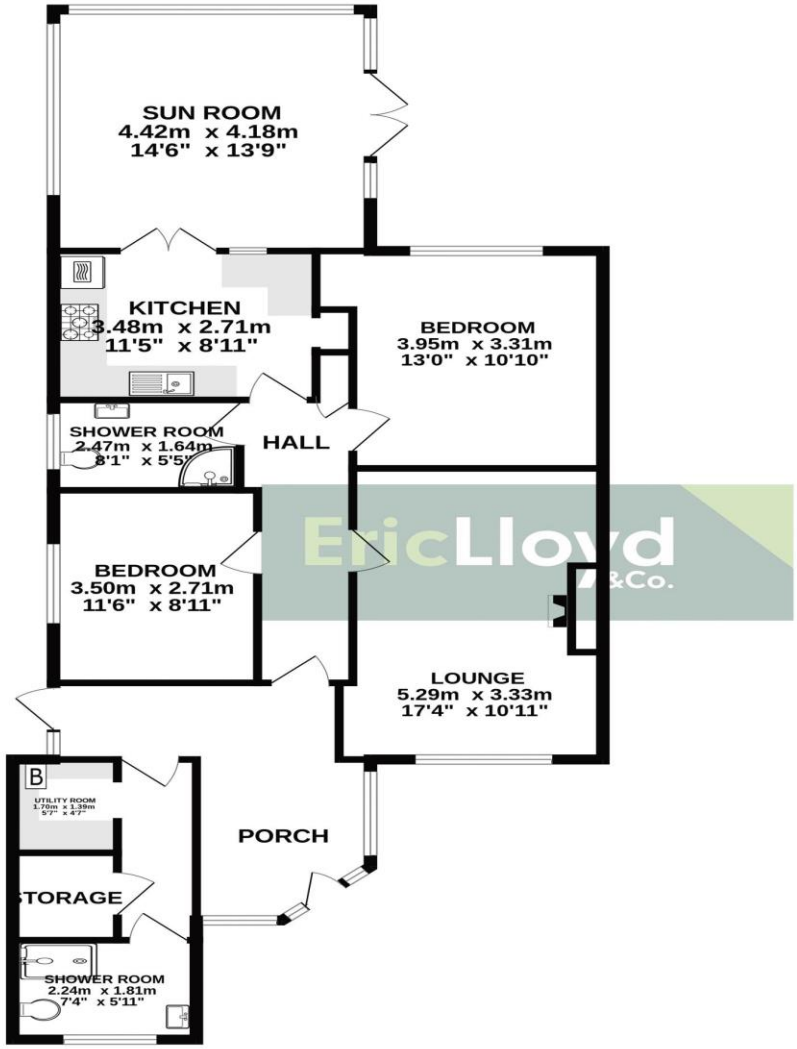
There are two generous double bedrooms, both served by a well-appointed principal shower room comprising a double-sized shower, concealed-flush W.C and vanity unit with inset washbasin.

Externally, the property continues to impress. To the front is a large gravelled parking area providing ample off-road parking, complemented by a flowerbed to one side. The enclosed rear garden has been designed with ease of maintenance in mind and offers a paved seating area, artificial grass lawn and a further raised seating area, also finished with artificial grass. Various established flowerbeds and a useful garden shed complete the outside space.

Copythorne Park is located on the level in the Furzeham area of Brixham, local shops are within easy reach along with a regular bus service to the town centre. Brixham is a charming and historic fishing town on the southern coast of Devon, renowned for its picturesque harbour, colourful waterfront and traditional maritime character. The town offers a good selection of independent shops, supermarkets, cafés, restaurants and everyday amenities. The surrounding coastline is particularly attractive, with beautiful beaches, scenic coastal walks and the stunning scenery of Berry Head National Nature Reserve close by.

An appealing home combining spacious and versatile accommodation with manageable gardens and excellent parking, making it an ideal choice for a variety of purchasers. An early viewing is strongly recommended.

GROUND FLOOR
104.3 sq.m. (1122 sq.ft.) approx.



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TOTAL FLOOR AREA : 104.3 sq.m. (1122 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: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 83% / VODAPHONE 83% / O2 77% / THREE 75%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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