



Guide Price £250,000- £260,000

Windmill Hill,  
Brixham, TQ5 9SF

A spacious two bedroom semi detached bungalow located in the desirable fisherman's town of Brixham. The bungalow comprises of a welcoming inner hallway, a sizeable fitted kitchen, a large living room, two double bedrooms, wet room, and sunny rear gardens. The property is ideally situated within close proximity of Brixham town and harbour, an array of shops, cafes and restaurants, bus links, schools and more.



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner hallway with doors leading to the adjoins rooms, a fitted storage cupboard, thermostat heating control and a gas central heated radiator.

**KITCHEN** - 3.54m x 2.84m (11'7" x 9'3") A spacious kitchen featuring a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, a gas cooker, eye level integral microwave, space and plumbing for a washing machine, fridge and freezer. Two pantry cupboards, tile backsplash, uPVC double glazed windows with beautiful countryside views and a serving hatch into the living room.



**LIVING ROOM** - 5.97m x 3.3m (19'7" x 10'9") A large and light filled living room overlooking the sunny rear gardens. Wonderful countryside views, space for ample furniture, a feature fireplace, tv and internet points, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM ONE** - 4m x 3.3m (13'1" x 10'9") A spacious master bedroom to the front aspect of the home overlooking the front gardens, fitted wardrobes and dressing table, two further fitted cupboards, uPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** - 2.99m x 2.85m (9'9" x 9'4") A second generously sized double bedroom, uPVC double glazed window and a gas central heated radiator.



**WET ROOM** The sizeable wet room comprising of a low level flush WC, a pedestal wash hand basin and wall mounted shower attachments. Complimentary tiling, uPVC obscure double glazed window and a gas central heated radiator.

**OUTSIDE** An enclosed, sun soaked south east facing rear garden that is predominantly laid to lawn with a variety of mature shrubs and plants. Within the gardens is also a timber built shed and under house storage. To the front of the property is currently a large decked ramp, if dismantled then the existing driveway would accommodate off road parking for 2 vehicles in tandem.

Address 'Windmill Hill, Brixham, TQ5 9SF'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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