Sycamore Way, Brixham, TQ5 0DF

£259,950 Freehold

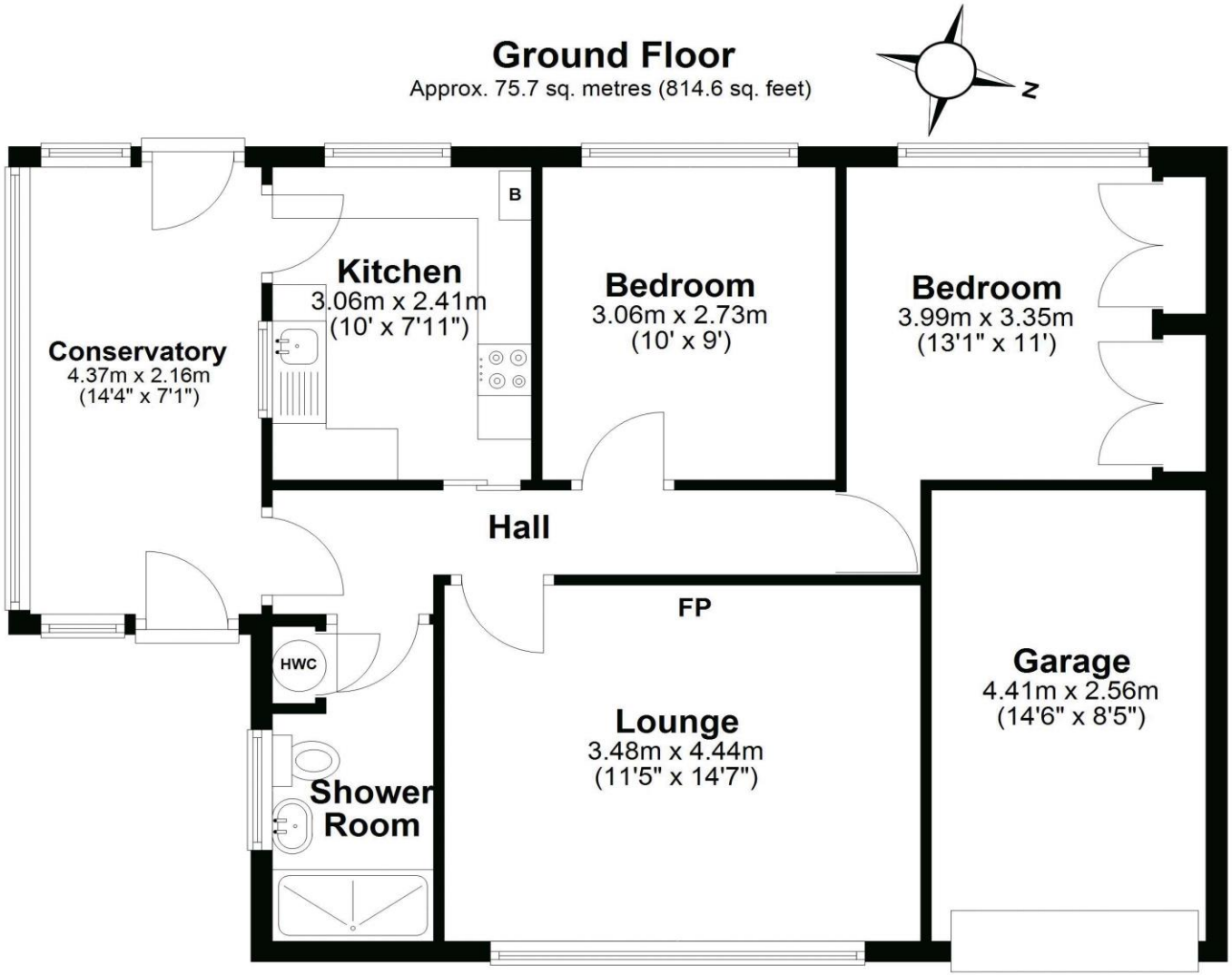
Situated on a generous and sunny corner plot; this **TWO BEDROOM SEMI DETACHED BUNGALOW** offers an attractive and well-presented home with gardens surrounding the property, off-road parking, and an attached single garage.
The position provides a pleasant sense of space and privacy, while remaining conveniently located for local amenities and transport links.
The property is approached via a driveway leading to the attached single garage, providing secure parking and additional storage.
A conservatory entrance creates a welcoming first impression and serves as a useful second reception room which overlooks the gardens. An inner door opens into the main entrance hall, giving access to the principal living accommodation.
The living room is a particularly good size and enjoys a bright and airy feel thanks to a large front-facing window that allows plenty of natural light to flood the room. A stone-faced fireplace forms an attractive focal point, complemented by a fitted gas fire, while a television plinth to the side provides a practical and neatly arranged entertainment area. This room offers ample space for comfortable seating and dining furniture if required, making it ideal for both everyday living and entertaining. The kitchen is well fitted with beech-effect wall and base cupboards, offering generous storage, and is complemented by contrasting black worktops that give the space a modern finish. Integrated appliances include a fridge and freezer, helping to maintain a clean and uncluttered look. There is a built-in electric oven, gas hob, and cooker hood over, making the kitchen both practical and functional for daily use.

The accommodation includes two double bedrooms, both of which are well proportioned. The larger of the bedrooms benefits from fitted wardrobes along one wall, providing excellent built-in storage without compromising floor space. These rooms are versatile and could be used as a main bedroom and guest room, or alternatively as a bedroom and home office, depending on individual needs. The shower room is fitted with a double shower enclosure with an independent electric shower, a vanity unit with inset washbasin, and a low-level W.C. A useful cupboard houses the hot water cylinder, keeping it neatly concealed while offering additional storage.
Externally, the gardens are a notable feature of the property. To the front and side, the gardens are mainly laid to lawn, complemented by attractive, well-stocked flowerbeds, creating an open and pleasant outlook.
To the rear, the garden has been hard landscaped for ease of maintenance.
For sale with **NO ONWARD CHAIN**.

Sycamore Way benefits from easy access to a regular bus service running into Brixham town centre, making it ideal for those who prefer not to rely on a car. Local shops and amenities can be found at nearby St. Mary's Square, further enhancing the convenience of this well-located and appealing home.

Ground Floor

Approx. 75.7 sq. metres (814.6 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 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.

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 81% /THREE 78% /EE 77% /02 64%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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