

Maple Close, Brixham, TQ5 0DX

Eric Lloyd & Co.

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£425,000 Freehold

This beautifully maintained **THREE BEDROOM DETACHED BUNGALOW** occupies a peaceful and tranquil position within Maple Close, yet is conveniently situated just over a mile from Brixham town centre and harbour. The property has been thoughtfully updated and offers spacious, well-planned accommodation with a particularly high standard of presentation throughout.

The generous double-aspect lounge/dining room provides an excellent space for both relaxing and entertaining, featuring a central electric fireplace set within a marble surround. The dove grey kitchen is finished with high-quality Minerva composite granite worktops, tiled splashbacks and under-unit lighting, together with a composite sink and a range of integrated Zanussi appliances including a ceramic hob, cooker hood and eye-level double oven with grill. There is also an integrated dishwasher and fridge freezer.

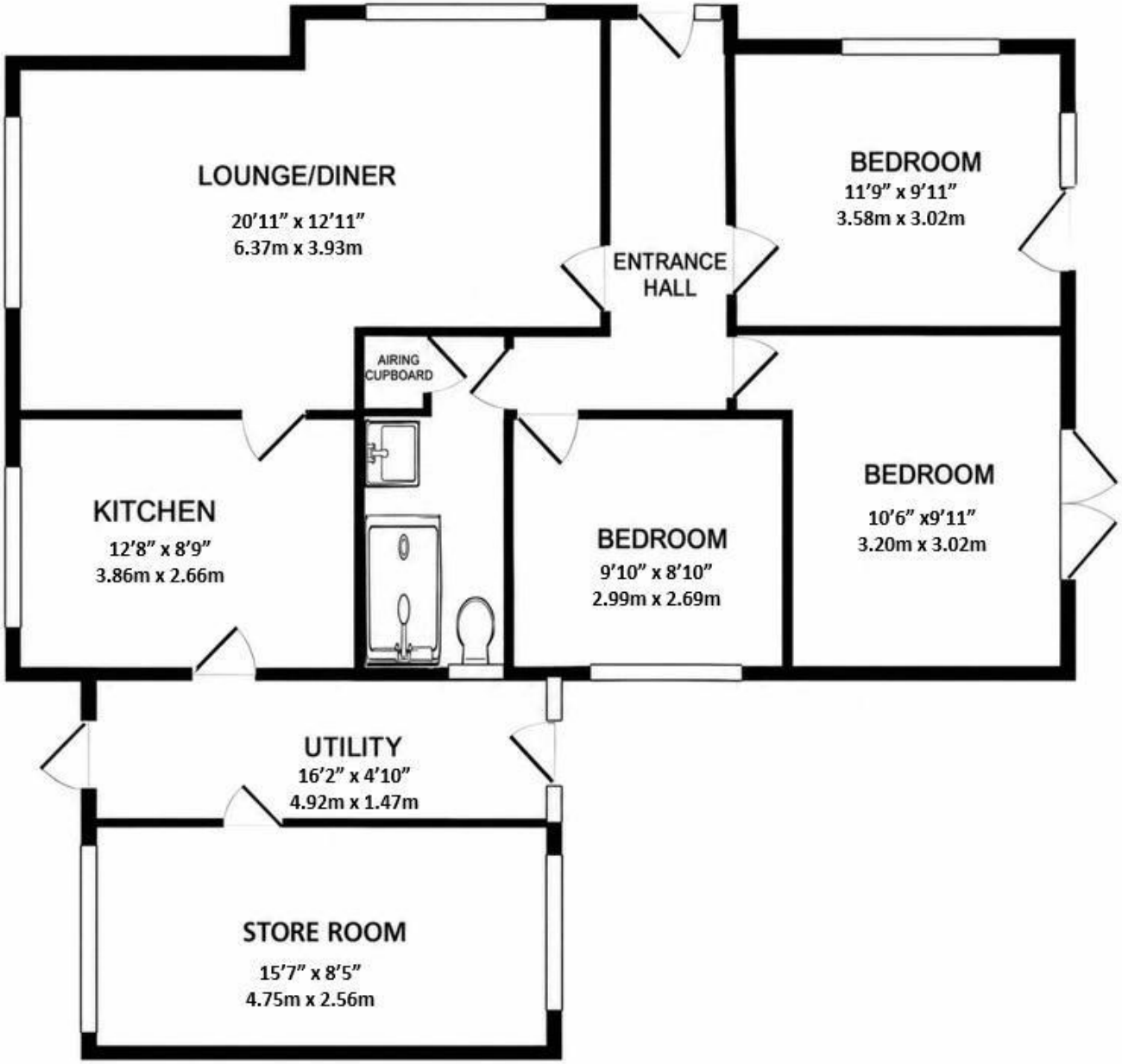
A useful utility room provides further storage and workspace, with doors leading to the driveway, rear garden and the garage/store room. The store room benefits from power and lighting, windows to both front and rear, and has recently been insulated and boarded, making it a particularly useful additional space.

There are three good-sized bedrooms, with the principal bedroom enjoying a double aspect and patio doors providing direct access onto the rear garden. Bedroom two is a spacious double bedroom with extensive built-in mirror-fronted wardrobes and its own patio doors opening directly onto the garden. Bedroom three offers further flexible accommodation and could also make an ideal home office or study.

The modern shower room has been beautifully finished with a walk-in style shower incorporating both rainfall and separate shower heads, a contemporary vanity unit with wash hand basin and LED backlit mirror, WC and extractor. An airing cupboard houses the combi boiler.

Outside, the property benefits from driveway parking and an attractive sweeping front garden, laid mainly to lawn with established borders and Red Robin shrubs. Gated access leads to the fully enclosed and particularly private rear garden, which features a central lawn, well-stocked flower borders, sunny patio area and a timber summer house.

A superbly presented detached bungalow offering spacious accommodation, excellent gardens and a peaceful yet convenient Brixham location.


LOUNGE/DINER
20'11" x 12'11"
6.37m x 3.93m
BEDROOM
11'9" x 9'11"
3.58m x 3.02m
ENTRANCE
HALL
AIRING
CUPBOARD
KITCHEN
12'8" x 8'9"
3.86m x 2.66m
BEDROOM
9'10" x 8'10"
2.99m x 2.69m
BEDROOM
10'6" x9'11"
3.20m x 3.02m
UTILITY
16'2" x 4'10"
4.92m x 1.47m
STORE ROOM
15'7" x 8'5"
4.75m x 2.56m








ENERGY PERFORMANCE RATING: E COUNCIL TAX BAND: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile reception is available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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