



Raddicombe Close, Brixham, TQ5 0HB

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## £274,000 Freehold

Set in this peaceful area of Brixham, this **TWO BEDROOM DETACHED BUNGALOW** on Raddicombe Close occupies a quiet cul-de-sac position between Brixham and Kingswear, offering an excellent balance of tranquillity, countryside surroundings and access to the coast, all with the added benefit of **NO ONWARD CHAIN**.

The location provides easy access to the River Dart and Kingswear, with the Dartmouth Passenger Ferry providing a convenient route across to Dartmouth, while Brixham town centre is also readily accessible being only 2 miles away, with Paignton and the wider South Devon area further afield. Local amenities include the shop at St. Marys Square, while the nearby Hillhead campsite shop can provide additional seasonal convenience.

The property is approached via a private driveway with an additional gravelled parking area, providing parking for multiple vehicles, together with a useful covered carport. The front door opens into a good-sized entrance hall, from which the two bedrooms, bathroom and principal living accommodation are accessed.

Both bedrooms are positioned to the front of the property. The principal bedroom is a spacious double and benefits from a large en-suite shower room, incorporating a generous shower cubicle with electric shower, pedestal wash basin, WC, plumbing for a washing machine and a UPVC door providing direct access to the rear garden. The second bedroom is also a double room, although smaller in size.

The main bathroom is fitted in a traditional heritage style, with a large bath with shower attachment, heritage-style pedestal wash basin and WC. A useful storage cupboard houses the hot water cylinder, heated by an immersion system.

The generous lounge enjoys a double aspect and provides ample spacing for living room furniture, this room flows into a spacious UPVC conservatory, creating a wonderful additional reception space and taking full advantage of the property's elevated position. From here, there are beautiful views across Brixham, towards the sea and over the surrounding fields, with sea views extending into the distance.

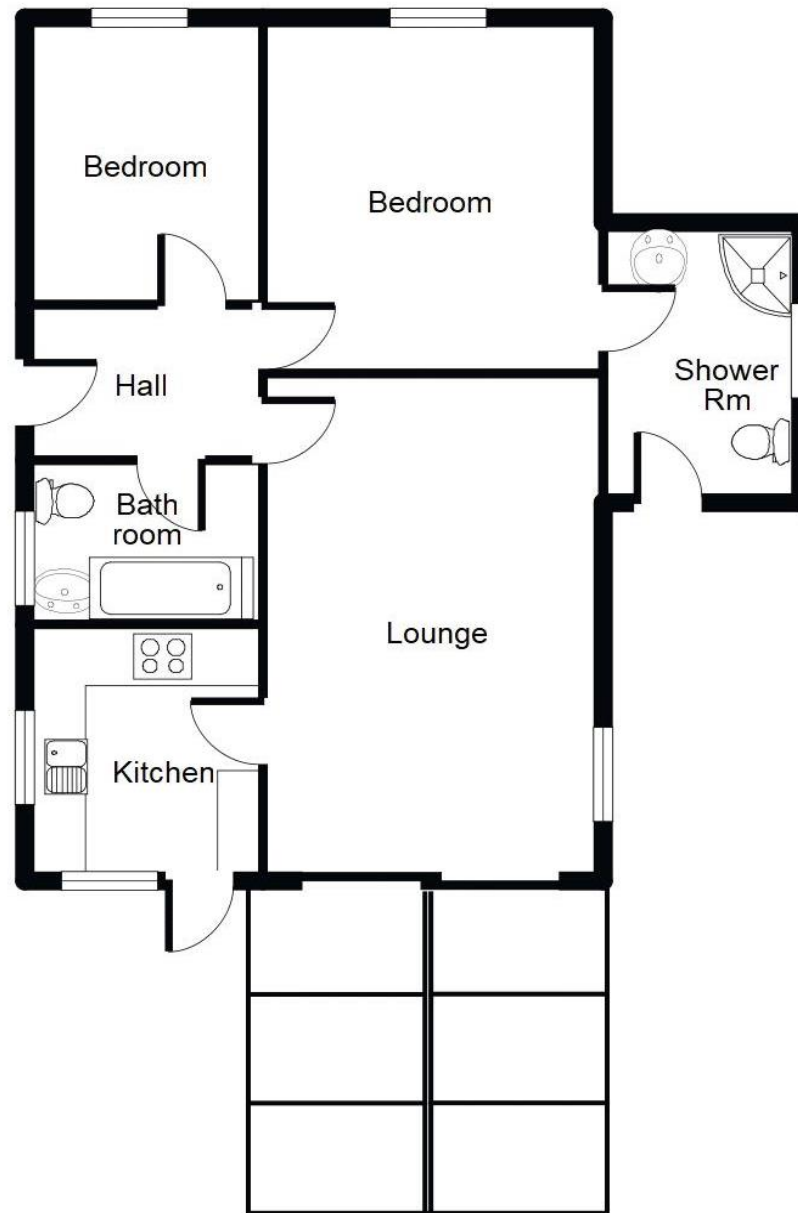
The adjoining kitchen is fitted with a range of units incorporating wood-effect worktops, space and plumbing for a dishwasher, space for a freestanding electric cooker and a cooker hood, along with an electric plinth heater. A UPVC door provides direct access to the rear garden.

Heating throughout the property is electric, as there is no mains gas in the Hillhead area. Modern efficient Rointe electric heaters are installed in the bedrooms, hallway and en-suite and conservatory, whereas the lounge is heated via a Dimplex Quantum night storage heater.

The surrounding garden is a particular feature, forming a substantial area arranged over several terraces, with lawns, rockeries, a large storage shed and plenty of space for outdoor seating. To the side is a sizeable area offering exciting potential for further property extensions, subject to the necessary planning consents or landscaping to create a truly one-off garden.

Offered for sale with **NO ONWARD CHAIN**, this is a spacious and versatile home in a peaceful location with superb views and considerable outside space.







ENERGY PERFORMANCE RATING:

COUNCIL TAX BAND: C

AGENTS NOTES: The property is on mains electric, water and drainage, however there is no gas main on Raddicombe Drive. The Ofcom website indicates that mobile and broadband reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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