Mathill Road, Brixham, TQ5 0DP

EricLloyd &Co.

£265,000 Freehold

Two bedroom semi-detached bungalow with no onward chain.

Situated in a popular and convenient location in Brixham, this well-maintained **TWO BEDROOM BUNGALOW** offers comfortable single-level living, generous outside space, a driveway, garage and the added benefit of **NO ONWARD CHAIN**.

The property is approached via a good-sized driveway providing parking for two cars, alongside a lovely, well-kept front garden. A garage sits to the side of the property, providing useful storage and parking.
Upon entering, you are welcomed into a pleasant hallway providing access to the accommodation.

To the rear of the property is the kitchen, fitted with wooden-effect cabinets and offering space for all the usual white goods. A rear door leads through to the conservatory, which runs across the back of the property and provides a generous additional space to enjoy throughout the year. Sliding doors open directly onto the attractive, paved rear garden, creating a lovely indoor-outdoor living space and a perfect spot to enjoy the sunshine.

Also situated towards the rear is the living room, featuring a charming fireplace feature, a long radiator beneath the window and a pleasant outlook towards the conservatory.

To the front of the bungalow are two bedrooms. The main double bedroom benefits from useful built-in cupboards, providing excellent storage.

The property also offers a shower room with wash basin, together with a separate WC located next door.

Outside, the bungalow benefits from beautifully maintained gardens to the front and rear, with them both being predominantly paved and offering a sunny, low-maintenance space for relaxing or entertaining.

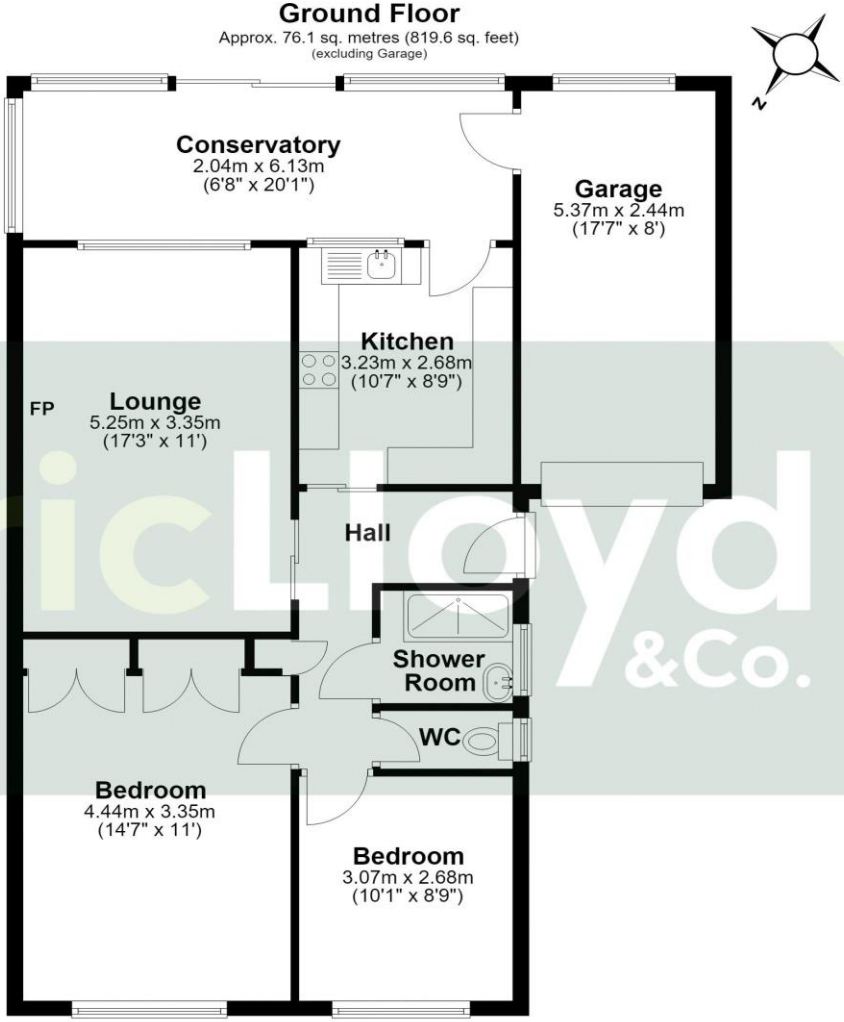
The driveway and garage provide further practical benefits. Further features include double glazing and gas central heating.

Ideally located on a local bus route and within easy reach of a local convenience shop and post office, this property is well positioned for everyday amenities and local transport links.

A lovely, well-cared-for bungalow with excellent outside space, parking and a garage, offered to the market with no onward chain. Early viewing is highly recommended.

Ground Floor

Approx. 76.1 sq. metres (819.6 sq. feet)
(excluding Garage)



Total area: approx. 76.1 sq. metres (819.6 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 suggests broadband network coverage is available in the area.

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

EricLloyd &Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.