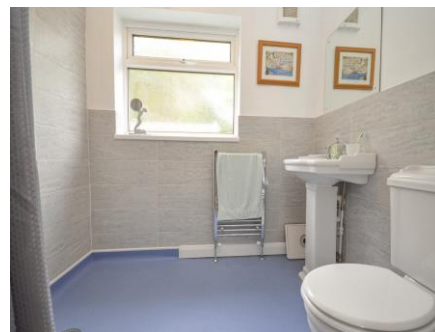


## Churston Way, Brixham, TQ5 8DE



Enjoying open views across to the hills opposite this **TWO BEDROOM DETACHED BUNGALOW** benefits from a modern fitted kitchen with integrated appliances, solid wood worktops and access to the rear garden. The lounge / dining room enjoys an open outlook and is open to the modern fitted kitchen. A well finished wetroom and two good sized bedrooms finish the accommodation. Outside can be found driveway parking with a detached garage, as well as low maintenance surrounding gardens. There is also the added benefit of a large under house store, housing the gas boiler. Churston Way itself is less than a mile away from Brixham's town centre and harbour, Churston Village with some spectacular walks is only a short distance away.

### £255,000 Freehold

## ENTRANCE HALL

UPVC front door. Built in cupboard. Radiator. Loft hatch.

**LOUNGE / DINING ROOM 13' 8" x 10' 10" (4.16m x 3.30m)** Open views across the rooftops over to the hills beyond. Radiator. Open to Kitchen.

**KITCHEN 9' 9" x 8' 4" (2.97m x 2.54m)**  
Modern shaker style wall and base units with wood worktops. Stainless steel sink with drainer. Tiled splash backs. Four ring induction hob with cooker hood over. Built in eye level double oven with grill. Built in dish washer. Built in fridge freezer. Window to side. Window and door to rear garden.

**BEDROOM 1 10' 4" x 9' 8" (3.15m x 2.94m)**  
Double room with open view towards hills. Radiator.

**BEDROOM 2 9' 4" x 7' 8" (2.84m x 2.34m)**  
Window to side. Radiator.

**WETROOM 7' 1" x 5' 4" maximum (2.16m x 1.62m)** Wet room with shower and central drain. Close coupled W.C. Pedestal hand wash basin. Heated towel rail. Extractor fan. Window to rear.

## OUTSIDE

**GARAGE 15' 11" x 7' 9" (4.85m x 2.36m)**  
Up and over door. Power and lighting. Pedestrian side door.

## FRONT GARDEN

Driveway parking with low maintenance gravel area to side.

## UNDER HOUSE STORE

Useful storage area. Gas central heating boiler.

## REAR GARDEN

Low maintenance patio area. Summerhouse. Gated side access.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: C



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B001658 Written by: Bill Bye