

## Marina Drive, Brixham, TQ5 9BB



What a view! Enjoying both sunrise and sunset, this **THREE BEDROOM BUNGALOW** is perfectly positioned to appreciate a simply stunning panoramic sea view. You can see everything from Brixham's outer harbour, across Tor Bay and even on clear days as far as Exmouth! The composite deck with glass balustrades creates a perfect sitting area or evening BBQ. Internally the property provides three bedrooms, the largest currently used as an office, whilst another has a handy en-suite. The beautifully finished shower room was only completed in December 2023! To maximize the view, the kitchen / dining / living room benefits from floor to ceiling windows, there is a central electric fire place and the kitchen is fitted with gloss white units, granite worktops and integrated appliances. A conservatory is accessed via the dining area with sliding doors to the composite decking. Driveway parking is to the front of the property, as well as a handy carport and further low maintenance garden. Viewing is recommended to grasp the panoramic view on offer!

**£425,000 Freehold**

## ENTRANCE PORCH

Upvc front door. Extensive built in cupboards with space for fridge and tumble drier. Inner door to hall and inner door to bedroom / study.

## BEDROOM / STUDY 16' 6" x 9' 10" (5.03m x 2.99m)

Window and door to rear enjoying superb sea views. Radiator. Currently used as home office.

## BEDROOM 1 13' 0" x 10' 1" (3.96m x 3.07m)

Window to front. Radiator. Extensive built in wardrobes with over bed storage.

## BEDROOM 2 9' 5" x 8' 9" (2.87m x 2.66m)

Window to front. Radiator. Basin on vanity unit with tiled splash back. Door to:

## EN-SUITE

Shower cubicle. Close coupled W.C. Fully tiled walls.

## SHOWER ROOM

Completed in Dec 2023. Walk in shower with glass screen, rainfall shower head and separate hand held head. Basin on gloss white vanity unit with integrated W.C. Heated towel rail. Sky light.

## KITCHEN / DINING / LIVING 19' 10" x 18' 2" (6.04m x 5.53m) Total area @ largest point.

### KITCHEN

Gloss white wall and base units with granite effect worktops and upstands. Inset sink with worktop drainer. Four ring gas hob with cooker hood over. Neff double oven and grill. Neff built in microwave. Integrated dishwasher, washing machine and under counter fridge (all to stay). Wall mounted Worcester boiler. High level window.

### DINING AREA

Ample space for dining table and chairs. Sliding door to conservatory.

### LOUNGE

Picture window enjoying superb sea views. Central electric fire with stone effect surround and wooden mantle.

## CONSERVATORY 9' 3" x 8' 10" (2.82m x 2.69m)

Sliding patio doors to three sides. Outstanding sea views.

## OUTSIDE

### BACK GARDEN

Composite decking with glass balustrades, creating the perfect spot to enjoy the brilliant views and spectacular sun sets. Outside light. Steps down to further gravelled terraced areas. Garden shed.

### FRONT GARDEN

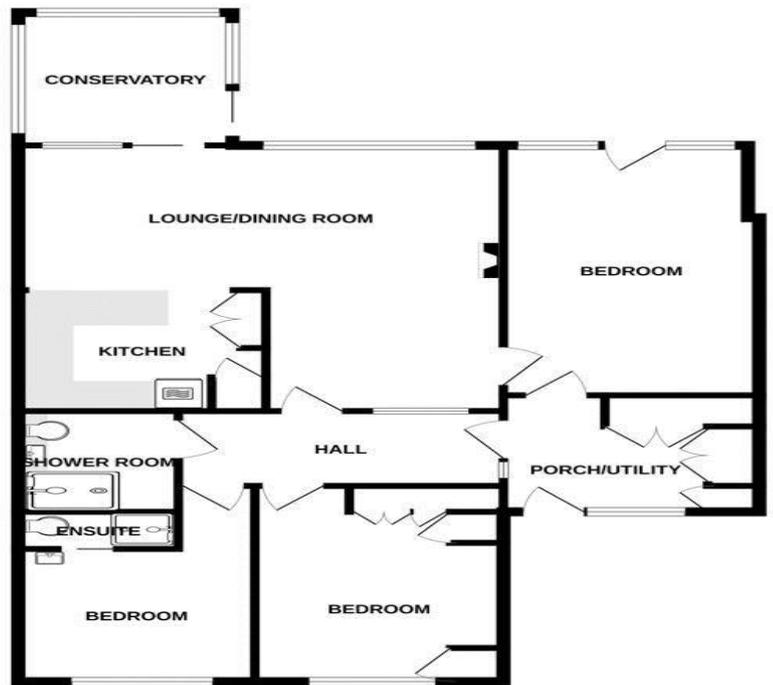
Driveway parking and further carport parking. Outside tap and light. Low maintenance front garden.

## PROPERTY NOTES

The owner informs us the flat roof was replaced 12 years ago.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: D



## 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 B001833 Written by: Bill Bye