

ENTRANCE PORCH.

Double glazed windows and entrance door. Tiled floor. Double glazed inner door to:

ENTRANCE HALLWAY.

Radiator. Loft access hatch. Airing/linen cupboard housing Baxi combination boiler. Cloaks/storage cupboard.

LIVING ROOM. 17' 11" x 12' 10" (5.46m x 3.91m) max.

Wide double glazed window to front aspect. Radiator. Marble style fireplace and hearth with fitted coal effect gas fire.

DINING ROOM. 12' 3" x 10' 9" (3.73m x 3.27m) max.

Radiator. Door to the kitchen. Wide archway opening up to:

CONSERVATORY. 12' 8" x 12' 11" (3.86m x 3.93m) approx.

A super feature of the bungalow. Double glazed windows and French doors under a glazed roof overlooking and enjoying the rear garden. Two radiators.

KITCHEN. 11' 11" x 9' 10" (3.63m x 2.99m)

Excellent range of white faced fitted wall and base units, roll edge working surfaces with inset stainless steel sink and drainer. Built in electric double oven/grill and halogen hob with cooker hood over. Spaces for white goods. Shelved pantry cupboard. Radiator. Double glazed window to rear. Archway to:

UTILITY ROOM & W.C. 10' 10" x 6' 10" (3.30m x 2.08m)

Fitted worktops with ample space for additional white goods. Fitted double wall cupboard. Extractor fan. Radiator. Double glazed door to the garden.

SEPARATE W.C. –

White low level W.C. Corner wall mounted hand basin. Extractor fan. Radiator.

BEDROOM 1. 12' 5" x 11' 10" (3.78m x 3.60m)

Double glazed window to front. Fitted full height double wardrobe and drawer unit. Radiator.

**BEDROOM 2. 9' 11" + door recess x 12' 5" (3.02m x 3.78m)**

Double glazed window to rear. Fitted double wardrobe and drawer unit. Radiator.

SHOWER ROOM/W.C.

Modern wet room style shower room comprising: Walk in shower with glazed screen to side. Low level W.C. Fitted vanity unit with inset washbasin, matching wall unit over with fitted mirror and shaver point to side. Tiled walls. Radiator. Double glazed window.

OUTSIDE.**FRONT.**

Brick paved driveway providing ample parking space leading to **ATTACHED SINGLE GARAGE**. The front garden has a small lawn with flower beds surrounding. Pathway to side with pedestrian gate.

REAR GARDEN.

A delightful and tranquil, good size rear garden which backs on to the Paignton to Kingswear steam railway line. Patio seating areas adjacent to the conservatory and large near level lawn with shaped flower borders surrounding with assorted plants and shrubs.

A further patio area is located in front of the **BLOCK BUILT WORKSHOP** with fitted shelving and workbench.

COUNCIL TAX BAND: E

ENERGY RATING: D

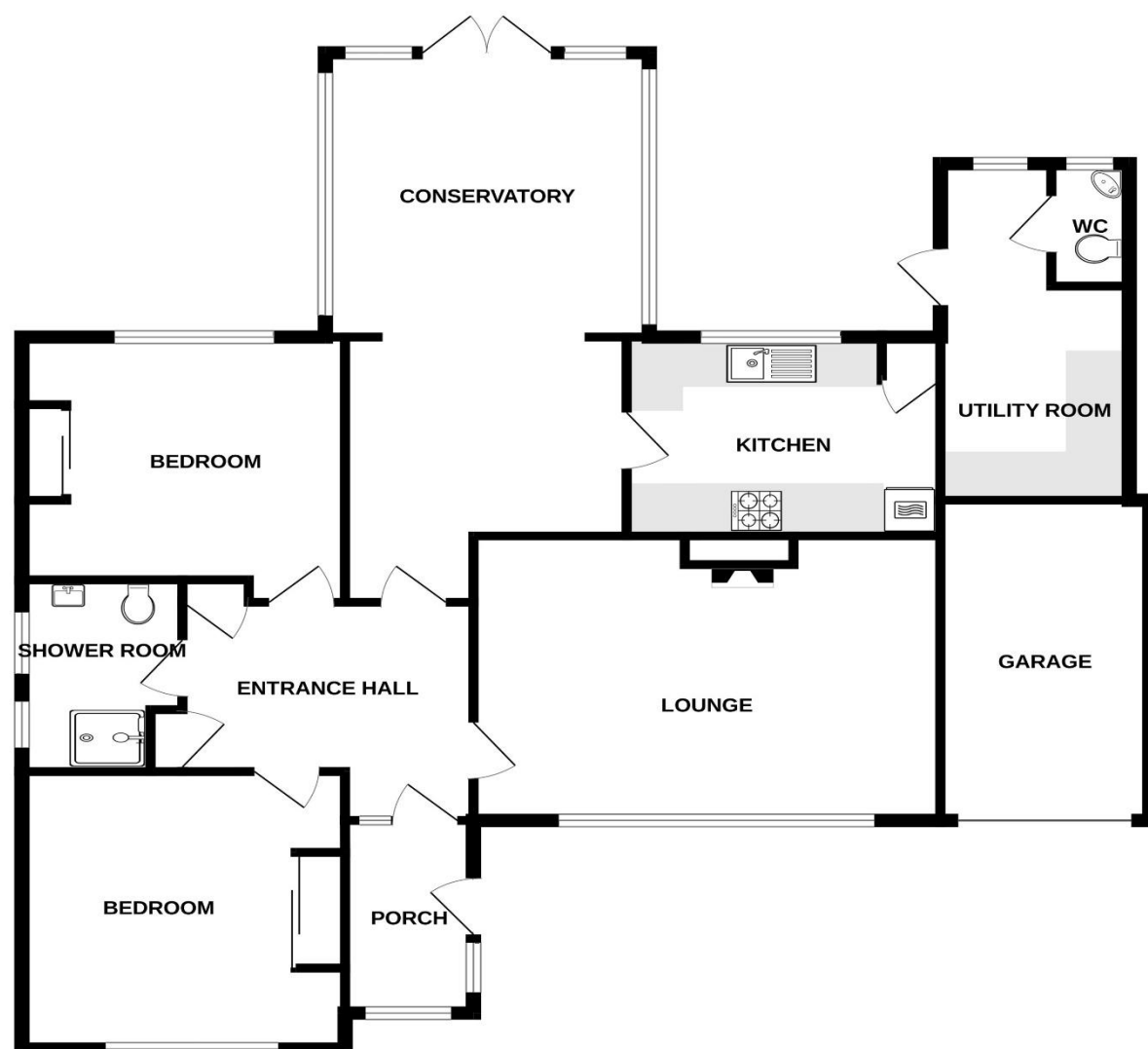


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005449 Written by: R.C

Barnfield Close, Galmpton, Brixham, TQ5 0LY

GROUND FLOOR
121.3 sq.m. (1305 sq.ft.) approx.



TOTAL FLOOR AREA : 121.3 sq.m. (1305 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAYOUT GUIDE ONLY – NOT TO SCALE



An extended **DETACHED BUNGALOW** standing in good size, near level front and rear gardens, with ample parking and garage to front. The bungalow offers spacious accommodation with generous living room, dining room, super conservatory and fitted kitchen with utility room with additional w.c. leading off. There are two double bedrooms and a modern wet room/w.c. The tranquil rear garden is a real feature of the property, with a detached block built workshop and view of the steam train! Viewing is highly recommended. **NO CHAIN.** Galmpton village lies between the bustling fishing port of Brixham and sea side town of Paignton, the River Dart and coastline are easily accessible just a short drive away. The village has a lively community, shops/ sub post office on Stoke Gabriel Road and highly regarded primary and grammar schools.

£465,000 Freehold