

## Elm Road, Brixham, TQ5 0DH



Positioned on a large, elevated corner plot, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** offers huge potential and is being marketed with **NO ONWARD CHAIN**. The real feature of this property is the large, sweeping back garden with mature Phoenix Palm, summer house, raised deck and large lawn, all enjoying an open view across to the hills opposite. Internally the property offers two bedrooms, a bathroom W.C, lounge with central gas fire place and open views, modern gloss kitchen with integrated appliances and spacious timber conservatory. The property and gardens would now benefit from some updating, however the property offers a wealth of potential for any new owner. Elm Road enjoys quiet surroundings with Brixham's town and harbour roughly 1.5 miles away, the local shop can be found at St Mary's Square.

**£287,500 Freehold**

## ENTRANCE HALL

Wooden front door. Service cupboard. Radiator. Loft hatch. Part boarded loft to access boiler.

## LOUNGE 12' 11" x 10' 11" (3.93m x 3.32m)

Double aspect room with window to front and side with open views to Southdown Hills. Central gas fireplace with stone effect mantle and wooden surround.

Radiator.

## KITCHEN 12' 10" x 8' 10" (3.91m x 2.69m)

Fitted with gloss wall and base units with granite effect worktops and upstands. Inset stainless steel sink and drainer. Four ring electric hob with cooker hood over. Built-in electric oven and grill (needs attention).

Integrated fridge /freezer. Washing machine (needs attention) and 'Bosch' dishwasher. Radiator. Window to side and door to:-

## CONSERVATORY 11' 10" x 11' 8" (3.60m x 3.55m)

Timber framed conservatory with double opening french doors to rear garden. Two radiators. Power and lighting. Power for outside sockets, lights, water feature and summer house.

## BATHROOM 9' 6" x 5' 1" (2.89m x 1.55m)

Bath with electric shower over and glass screen. Close coupled W.C. Heated towel rail. Wash hand basin in built-in vanity unit. Fully tiled walls. Window to side.

## BEDROOM 1 12' 3" x 9' 10" (3.73m x 2.99m)

Double room with window to rear. Radiator.

## BEDROOM 2 10' 7" x 7' 10" (3.22m x 2.39m)

Window to front. Radiator.

## OUTSIDE

### FRONT GARDEN

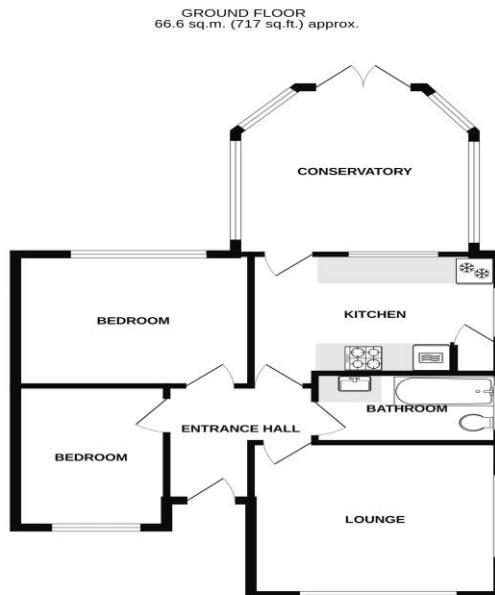
Large gravel driveway providing parking for multiple cars. Raised gravelled area with borders of flower beds and mature shrubs. Sunny South facing patio area adjacent to front door.

### REAR GARDEN

Spacious back garden with sunny aspect, patio adjacent to conservatory with gravel area to side. Central lawn. Rockery with overgrown water feature. Two sheds. Timber summer house with power, in need of repair.

### COUNCIL TAX BAND: B

### EPC RATING:



TOTAL FLOOR AREA: 66.6 sq.m. (717 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, no responsibility is taken for any errors, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, measurements or omissions. Prospective purchasers are advised to check the measurements and dimensions of any room or area prior to purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition. Made with Metropix ©2023



### 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 B0012452 Written by: Bill Bye