

Chestnut Drive, Brixham TQ5 0DD



This well-presented **BUNGALOW** is attached to its neighbour only by the garage and provides a comfortable ready to move into home. The bright Kitchen/Breakfast Room has space for a dining table and sliding patio doors give access out to the delightful rear garden. There are Two Bedrooms - both with built-in wardrobes - and a bright good size Lounge. The spacious Shower Room is attractively fitted and to the side is a very useful Side Porch with built-in cupboards giving plenty of storage. At the rear the pretty enclosed south facing rear garden has been landscaped with a good size decking area and a level lawn. To the rear of the 24' long Garage is a 16' Workshop which could be adapted to create a hobbies room or a home office. Views to the countryside at Southdown Hills is enjoyed from the rear of the bungalow. Gas fired central heating and UPVC framed double glazing are installed. The bungalow is located approximately one-and-a-half miles away from the town centre and harbour and there is a convenience store (with sub post office) situated at nearby St. Mary's Square.

Guide Price £310,000 Freehold

ENTRANCE PORCH 5' 8" x 4' 5" (1.73m x 1.35m). UPVC framed double glazed entrance door with window to side. Wood laminate floor. Coat hooks. UPVC framed double glazed door to ...

SPACIOUS HALL. Radiator. Cupboard housing Ideal gas fired central heating boiler with shelving below - ideal for linen. Wood laminate floor. Telephone point.

BRIGHT LOUNGE 14' x 11' 5" (4.27m x 3.48m). UPVC framed double glazed picture window overlooking front garden. Double radiator. Cotswold effect brick fireplace with wood effect mantel and fitted coal effect gas fire. Wood laminate flooring.

GOOD SIZE KITCHEN/BREAKFAST ROOM 11' 10" x 9' 11" (3.60m x 3.02m). A bright fresh room with striking cream glossy faced wall and base units with chrome handles and pale wood effect working surfaces. Stone effect tiled splashback. Inset stainless steel sink unit. Built-in Lamona electric double oven. Inset 4 ring Lamorna electric hob with stainless steel cooker hood over. Spaces for appliances. UPVC framed double glazed sliding patio door to garden. Radiator. UPVC framed double glazed door to ...

SIDE PORCH 22' 0" x 3' 8" (6.70m x 1.12m). UPVC framed double glazed doors to both front and rear. Built-in storage cupboards.

BEDROOM 1 10' 10" plus depth of wardrobe x 8' 10" (3.30m x 2.69m). Radiator. Built-in three door wardrobe providing plenty of storage. Wood laminate flooring.

BEDROOM 2 9' 10" x 9' 0" (2.99m x 2.74m). UPVC framed double glazed window overlooking the rear garden with views to the fields. Coved ceiling. Radiator. Built-in sliding door wardrobe.

SHOWER ROOM 7' 11" x 5' 10" (2.41m x 1.78m). Corner tiled shower cubicle with mixer tap. White vanity unit with washbasin and matching cupboard to side. Mirror medicine cabinet. Close coupled W.C. Attractive brown marble effect wall tiling with white painted walls above. Radiator. UPVC framed double glazed window.

OUTSIDE - Driveway leading to ...

GARAGE 24' 2" x 8' 0" (7.36m x 2.44m). Wooden entrance doors. Power and light. Gas and electric meters. Door to ...

WORKSHOP 16' 0" x 8' 3" (4.87m x 2.51m). Two UPVC framed double glazed windows and door to rear garden. Power and light. An ideal space which could be used for a variety of different purposes including hobbies room, home office etc.

DELIGHTFUL SOUTH FACING REAR GARDEN with good size decking area adjacent to bungalow. Step down to level lawn with surrounding borders stocked with mature planting. Two Timber Garden Sheds. Outside water tap.

COUNCIL TAX BAND: B

ENERGY PERFORMANCE 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.

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