

## Smardon Avenue, Brixham, TQ5 8JN



An **EXTENDED SEMI DETACHED BUNGALOW** which stands in a level location and on a larger than expected plot, with super front and rear gardens.

The bungalow which would now benefit from some refurbishment offers a large kitchen/dining room to the rear with wide patio doors opening on to the garden, good size lounge together with a rare three bedrooms and a modern shower room/w.c. There is ample driveway parking which extends towards the single garage which also has a useful store to one side. Gas fired central heating is installed along with double glazing. Internal viewing advised!

Smardon Avenue is ideally placed with a local shop and sub post office a short stroll away. Brixham's town centre & harbour are approximately one mile distant. A local bus service into town passes the end of the road.

### £315,000 Freehold

### ENTRANCE HALL.

Double glazed entrance door. Double cupboard housing 'Worcester' combination boiler. Radiator. Loft access hatch.

### LOUNGE.

**15' 2" x 11' 11" (4.62m x 3.63m)**

Double glazed window overlooking the front garden. Fitted fire surround with redundant fire. Radiator. Sliding door to:

### KITCHEN/DINING ROOM.

**13' 10" x 11' 4" (4.21m x 3.45m)**

Range of fitted wall and base cupboards, wooden working surfaces and inset sink and drainer. Spaces for washing machine and fridge/freezer. Freestanding electric cooker and tumble dryer included in the sale. Double glazed window to rear and wide sliding patio doors open to the rear garden. Radiator. Ample space for table and chairs.

**BEDROOM 1. 11' 10" x 10' 11" (3.60m x 3.32m)**

Double glazed window to front aspect. Radiator.

**BEDROOM 2. 8' 11" x 8' 10" plus door recess (2.72m x 2.69m)**

Double glazed window overlooking the rear garden. Radiator.

**BEDROOM 3. 8' 11" x 7' 10" (2.72m x 2.39m) approx.**

Double glazed window to rear garden. Radiator.

### SHOWER ROOM/W.C.

Comprising walk in double size shower with glazed screen to side and fitted shower. White vanity unit with inset washbasin and concealed flush W.C. Heated towel rail. Marble effect tiling to walls. Double glazed window.

### OUTSIDE

#### FRONT

The front garden has a lawn with well stocked flower borders and feature Copper Beech Tree. The stone chipped driveway provides ample parking and extends up past the side of the bungalow to the garage where there is a lockable door giving access to the rear garden.

**GARAGE 19' 4" x 9' 3" (5.89m x 2.82m)**

Up and over door to front. Power and light.

### REAR GARDEN.

A larger than expected rear garden with raised artificial lawn and stone chipped surrounds adjacent to the kitchen/dining room. Two lawns with stocked flowerbeds and raised flowerbeds to the rear boundary. Inset specimen trees and young fruit trees. Useful store to the side of the garage with access from the garden. Water Tap.

**COUNCIL TAX BAND: C**

**ENERGY RATING: E**

**NOTE:** The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area. Please check with your mobile provider for mobile coverage.



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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