

Cross Park, Brixham, TQ5 9LZ



A charming and deceptively spacious **TWO BEDROOM SEMI DETACHED BUNGALOW** located in a popular location, within easy reach of the town centre and waterfront.

The generously proportioned bungalow offers a comfortable bay windowed lounge with feature open fireplace and a well fitted kitchen with a super breakfast/sun room leading off which opens to a sunny patio terrace and the garden. There are two double bedrooms, one with a fitted wardrobe and modern shower room/w.c. Outside there is driveway parking to the front along with low maintenance front garden. The sheltered rear garden benefits from a sunny south westerly aspect with an upper seating terrace, lawn and secluded lower patio. There is gas fired central heating and double glazing installed.

A bus service runs along Greenover Road. The town centre and harbour are less than one mile distant.

£285,000 Freehold

Recessed double glazed entrance door to:

ENTRANCE HALL.

Radiator. Cupboard housing 'Baxi' boiler. Loft access hatch. Doors to:

LOUNGE. 16' 5" x 15' 2" (5.00m x 4.62m) max-in to bay window.

Double glazed bay window to front aspect. Beautiful open fireplace and fire surround. Two radiators.

KITCHEN. 10' 4" x 9' 8" (3.15m x 2.94m)

Range of fitted wall and base cupboards and roll edge working surfaces, ceramic sink and drainer. Electric cooker with cooker hood over. Spaces for fridge and washing machine. Tiled surrounds. Double glazed window and door to the back garden. Door to:

BREAKFAST/SUN ROOM. 7' 7" x 7' 9" (2.31m x 2.36m)

Double aspect room with sliding patio door opening on to the patio terrace and garden.

BEDROOM 1. 12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window to front. Radiator.

BEDROOM 2. 10' 8" x 11' 4" (3.25m x 3.45m)

Double glazed window to rear. Radiator. Built in triple width wardrobe.

SHOWER ROOM/W.C.

Comprising double shower enclosure with 'Triton' independent electric shower. Low level W.C. White vanity cupboard with inset wash basin with mirror over. Heated towel rail. Extractor fan. Two double glazed windows.

OUTSIDE.

To the front of the bungalow there is a smart brick paved driveway and pedestrian path to the front door.

The front garden is gravelled with various inset shrubs and a super climbing wisteria.

REAR GARDEN.

A private and enclosed rear garden which benefits from a sunny south westerly aspect.

Adjacent to the bungalow is a patio seating area with metal pergola over and lovely climbing wisteria. There is a small lawn with stocked flowerbeds surrounding. Archway to further secluded corner patio.

To the side of the bungalow there is a useful storage space and metal log store along with pedestrian gate to the front.

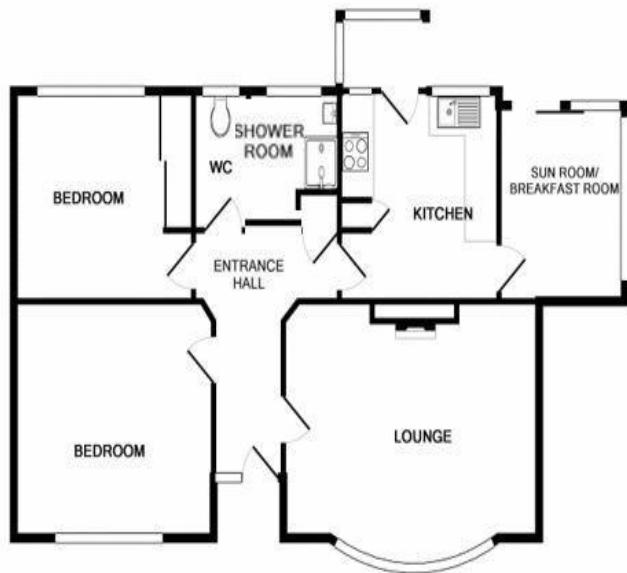
Greenhouse.

Garden shed and water tap.

COUNCIL TAX BAND: C

ENERGY RATING: D

NOTE: The property is connected to mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. 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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