



Hill Head Park, Hillhead, Brixham, TQ5 0HG

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£305,000 Freehold

Located in the semi rural fringe of Brixham a unique two bedroom bungalow with large loft room.

Do not be deceived from a roadside glance what this fabulous **DETACHED BUNGALOW** has to offer.

The property has undergone a comprehensive programme of re-modelling and improvements and now offers a superb, contemporary home with eco friendly additions such as solar panels which export any unused power to the grid for 15.p per KW hour and a rain water harvesting system which is used in the property's three w.c.'s.

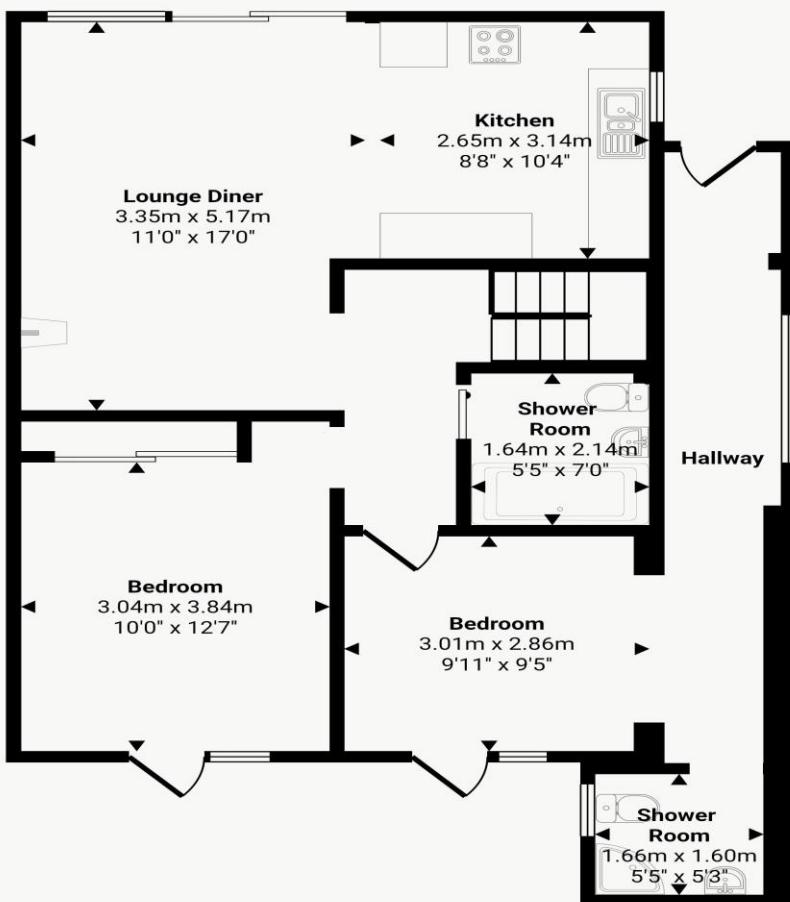
The open plan living space has a comfortable lounge area with stripped wooden flooring and a feature fitted log burner. A continental style kitchen leads off, offering ample cupboards and worktop space with spaces for appliances. The inner hallway has a staircase up to a very useful, large and bright loft room with its own bathroom/w.c. perfect for an occasional bedroom or art/hobby studio, this also enjoys distant views of the sea from the fitted roof windows. From the ground floor hallway there is access to the principal bedroom with fitted wardrobes and French doors which open to the rear seating area and garden, this bedroom is served by a shower room/w.c. opposite which has a large walk in shower. The second bedroom, which has a space saving 'Murphy' pull down down bed and French doors to the garden is also open to a lobby at the side of the property which provides a kitchenette and further third shower room/w.c. This offers flexibility to be used as a self contained annexe area if desired.

Outside the property is equally as interesting, to the **FRONT**, additional parking is available on a gravelled hardstanding as well as the driveway which leads to the attached garage. A path to the other side of the bungalow leads to one of the rainwater harvesting tanks. Moving to the **REAR GARDEN** a beautiful tranquil space has been created. A smart, composite deck area for relaxing and eating flanks the rear of the bungalow. There are gravelled pathways and a raised artificial lawn with small plunge pool. An outdoor kitchen area is situated at the side with BBQ area and workspace with sink. A large, very useful 25ft long **WORKSHOP** has also been added to the rear, behind and to the side of this is a log store and further water harvesting tank. Double glazing is installed along with electric radiators. Internal viewing is highly recommended to appreciate this super home!

Hill Head Park is situated on the rural fringe of Brixham with good access to the town centre and waterfront by bus or car. It is a few minutes drive to the Torbay ring road which connects to all of the torbay towns and beyond.



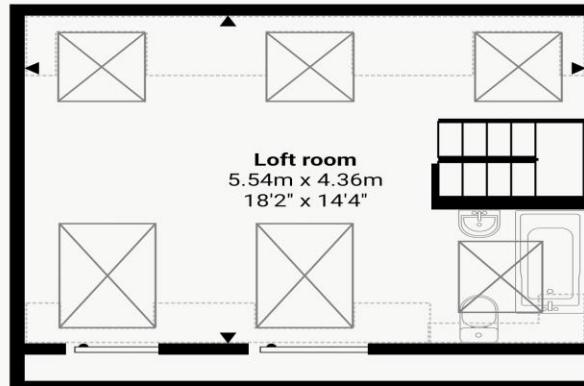
Approx Gross Internal Area
100 sq m / 1080 sq ft



Ground Floor
Approx 74 sq m / 794 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 27 sq m / 286 sq ft

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The property has mains services except for mains gas (none available in area) The Ofcom website indicates that standard and superfast broadband is available along with fair coverage for mobile phones.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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