

Lichfield Drive, Brixham, TQ5 8DN



Occupying a large, private and near level plot, this **TWO BEDROOM DETACHED BUNGALOW** offers huge potential. Being located on the popular Lichfield Drive means it is less than a mile away from the picturesque town and harbour of Brixham. The local convenience shop is within walking distance on Cambridge Road and a bus service passes the door. Internally the property is in need of refurbishment, however it offers a spacious layout offering huge potential for a new owner. Upon entering the property you are welcomed by a large entrance hall. The bathroom is at the front of the property, the kitchen / dining room benefits from a separate larder cupboard and access to the back garden via the rear porch. Overlooking the back garden is a spacious lounge with central fireplace. There are also two good sized bedrooms. Outside can be found driveway parking and a garage, whilst to the rear is a large garden enjoying a sunny aspect and a range of mature shrubs and trees.

£400,000 Freehold

COVERED ENTRANCE

Wooden front door with glazed side panel.

ENTRANCE HALL

Loft hatch. Radiator.

KITCHEN 11' 4" x 9' 7" (3.45m x 2.92m)

Window to side. Fitted with a range of wall and base units with wood effect worktops over. Tiled splashback. Stainless steel sink and drainer. Four ring gas hob with built-in oven below. Door to PANTRY with wall mounted gas fired boiler, shelving, window and door to rear porch.

REAR PORCH

Upvc door and windows. Tiled walls.

LOUNGE 14' 3" x 14' 4" (4.34m x 4.37m)

Double aspect with window to rear and side with views into garden. Central fireplace with stone hearth. Two radiators.

BEDROOM 1 11' 5" x 10' 10" (3.48m x 3.30m)

Double aspect with window to rear and side with views overlooking garden. Radiator.

BEDROOM 2 11' 4" x 10' 9" (3.45m x 3.27m)

Window to front. Radiator.

BATHROOM 9' 8" x 5' 6" (2.94m x 1.68m)

Window to side. Suite comprising of bath in tiled surround, pedestal wash hand basin and low level W.C. Radiator. Airing cupboard with hot water tank.

OUTSIDE

FRONT GARDEN

Driveway with parking. Inset lawn with mature hedging. Gated access to rear garden.

GARAGE 15' 8" x 7' 11" (4.77m x 2.41m)

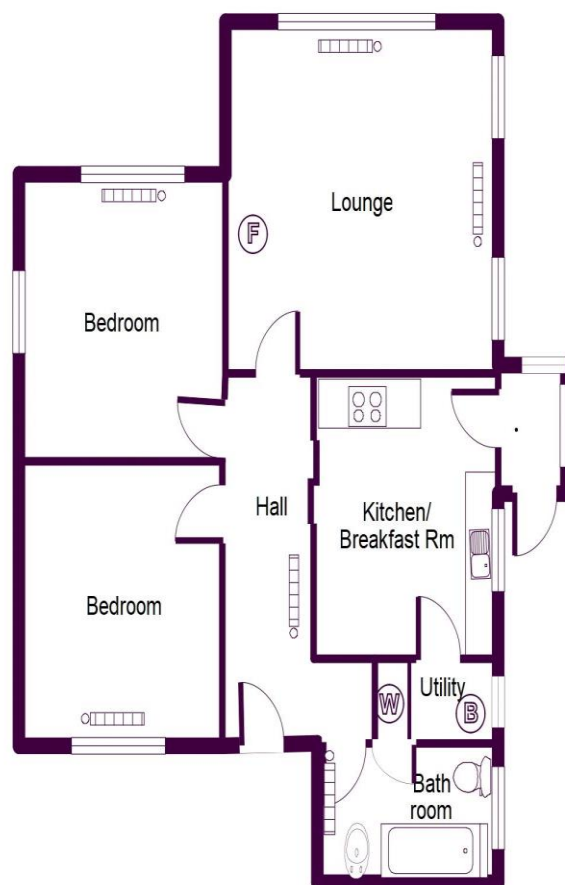
Window to rear. Up and over door. Gas and electric meter. Pedestrian door to rear.

REAR GARDEN

Large private garden with sunny aspect. Mature shrubs and trees including copper beech tree and acer. Summerhouse. Greenhouse. Gated access to front on both sides.

COUNCIL TAX BAND: D

EPC RATING: E



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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