

Greenbank Road, Brixham, TQ5 9ND



A nicely proportioned, **THREE BEDROOM, TWO SHOWER / WET ROOMS DETACHED BUNGALOW** for sale with **NO ONWARD CHAIN** located at the top of this quiet cul de sac, offering much flexibility and space with the benefit of being located on the near level, just a short distance from Brixham's town centre with its array of shops amenities and waterfront. A regular bus service also runs along nearby New Road to the town centre.

The bungalow offers a great space having a lounge with front facing aspect, well appointed fitted kitchen, conservatory, three double bedrooms and two shower/wet rooms. The former garage has been re-modelled to provide a third bedroom, it has a super lantern roof feature and being alongside the wet room and conservatory, this could easily provide living space for a dependent relative if required. Outside there is an enclosed garden to the rear and driveway parking to front for 3-4 vehicles. Viewing is highly recommended.

£380,000 Freehold

Recessed entrance door to:

SPACIOUS ENTRANCE HALL.

Loft access hatch with pull down ladder. Radiator.

Doors to:

LOUNGE. 15' 11" x 11' 10" (4.85m x 3.60m)

Double glazed window to front. Radiator. Fire surround with pebble effect electric fire.

KITCHEN. 10' 9" x 11' 10" (3.27m x 3.60m)

Fitted with a good range of white gloss front wall and base cupboards. Contrasting working surfaces and inset one and a quarter bowl stainless steel sink and drainer. 'Leisure' range style cooker with stainless steel splash back and cooker hood over. Space/plumbing for dishwasher. Double glazed window to rear. Access to:

LOBBY. Two large recesses for further white goods and plumbing for washing machine.

CONSERVATORY. 7' 11" x 14' 4" (2.41m x 4.37m)

Double glazed windows and French doors opening to the rear garden. Light and power points. Tiled flooring.

BEDROOM 3. (off lobby)

17' 1" x 9' 5" (5.20m x 2.87m)

This large bedroom has been converted from the original garage and is a great addition to the property, if required it could serve as part of an annexe for a dependent relative, having a wet room next to it. Lantern roof feature with fitted blind and double glazed window to front. Laminate flooring. Radiator.

WET ROOM/W.C. Comprising walk in shower area with fitted shower. Low level W.C. and wall mounted wash basin. Double linen/storage cupboard housing 'Worcester' boiler. Double glazed window. Radiator.

BEDROOM 1. 11' 11" x 12' 10" (3.63m x 3.91m)

Double glazed window to front. Radiator. Built in double wardrobe with cupboards over.

BEDROOM 2. 10' 5" x 11' 10" (3.17m x 3.60m)

Double glazed window to rear. Radiator.

SHOWER ROOM/W.C.

Comprising corner shower enclosure. Pedestal wash basin and close coupled W.C. Tiled surrounds and flooring. Two double glazed windows.

OUTSIDE.

To the front of the bungalow there is parking for 3/4 vehicles. A brick paved pathway to front and sides of the property leads to a large garden store which can also be accessed from the rear garden, to the adjacent side there is a paved terrace with inset flowerbed, path and gate to rear.

REAR GARDEN.

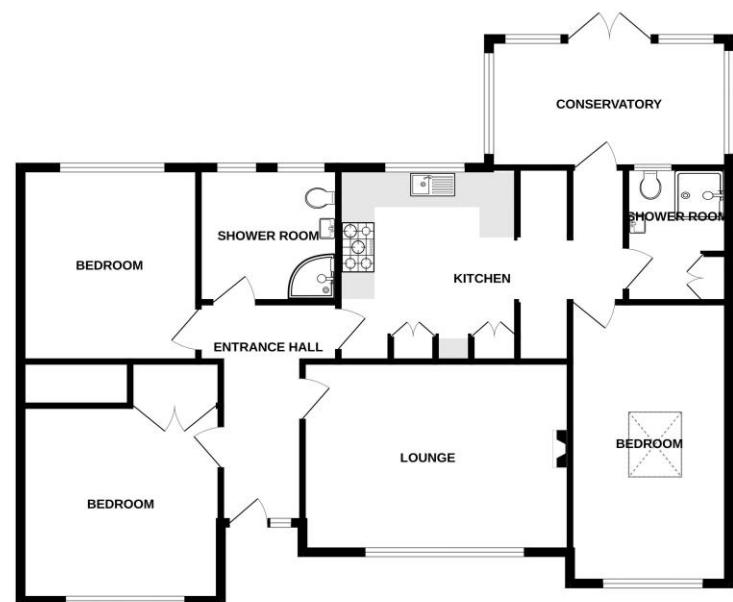
The rear garden enjoys good privacy and is enclosed. There is a brick paved patio seating area with raised flowerbeds and waterfall feature which leads on to a lawn with inset cherry blossom trees and flowerbed. A hard standing at the bottom of the garden gives access to the large garden store.

ENERGY RATING: D

COUNCIL TAX BAND: 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 about mobile coverage.

GROUND FLOOR
108.6 sq.m. (1169 sq.ft.) approx.



TOTAL FLOOR AREA: 108.6 sq.m. (1169 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows, rooms and any other items are approximate only and should be used as such for any omission or mis-statement. This plan is for identification only and should be used as such for any prospective purchase. The vendor and agent express no warranties or guarantees as to their accuracy and responsibility is not accepted for any errors or omissions. Made with Homeplan 2000.



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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