

**ENTRANCE** -With ramp access  
Double glazed entrance door to:

**UTILITY PORCH.** 6' 10" x 10' 3" (2.08m x 3.12m)  
Doors to:

**SNUG/OFFICE.** 9' 1" x 10' 2" (2.77m x 3.10m)  
Skylight window. Radiator.

**BEDROOM 3.** 19' 8" x 7' 7" (5.99m x 2.31m)  
High level double glazed window. Radiator. UPVC door to the garden.

**KITCHEN** 12' 10" x 10' 8" (3.91m x 3.25m) **reducing**  
Modern gloss grey fitted wall and base cupboards with marble effect working surfaces and inset stainless steel sink and mixer tap over. Built in Neff double oven/grill and five burner gas hob with cooker hood over. Cupboard housing 'Baxi' boiler. Tiled surrounds. Door to:

**INNER HALLWAY.**  
Door to the garden. Double cloaks cupboard. Door to **ANNEXE** area.

**LIVING ROOM.** 16' 0" x 10' 11" (4.87m x 3.32m)  
Wide double glazed window. Tiled fireplace and hearth with fitted gas fire. Radiator.

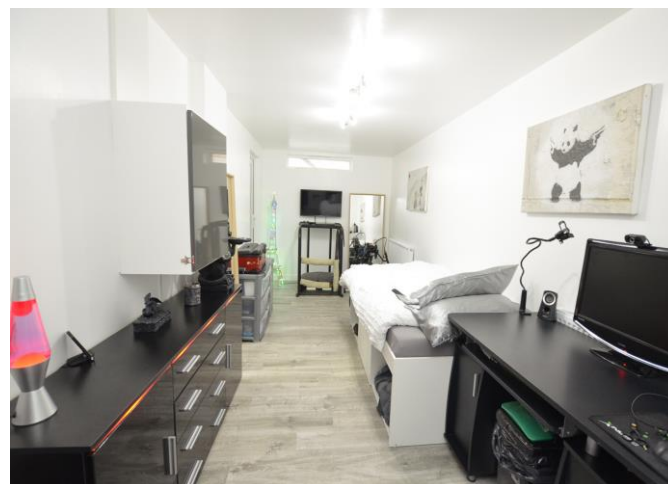
**BEDROOM 1.** 11' 10" increasing to 19' 11" x 12' 3" (3.60m x 3.73m)  
Double glazed window. Radiator. Door to:

**EN SUITE BATHROOM/W.C.**  
Comprising freestanding claw foot bath with mixer tap. Close coupled W.C. and vanity unit with inset washbasin. Heated towel rail. Extractor fan. Double glazed window.

**BEDROOM 2.** 10' 11" x 11' 11" (3.32m x 3.63m)  
Double glazed window. Radiator.

**BEDROOM 4.** 8' 9" x 7' 7" (2.66m x 2.31m)  
Double glazed window.

**WET ROOM.**  
Comprising white fitted vanity units with cupboard space and drawers, mirrored cabinets over. inset washbasin and concealed flush W.C. Shower space with rainfall shower head and hand held attachment. Tiled throughout. Heated towel rail. Extractor fan and double glazed window.



#### **ANNEXE AREA.**

An adjoining door from the inner hall leads into the annexe area, the space could easily revert to additional accommodation if required.

#### **ANNEXE LOUNGE/KITCHENETTE.** 12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed window. Radiator. Fitted kitchen units and built in electric oven with hob and cooker hood to side. Door to:

#### **REAR ACCESS/UTILITY.**

Worktop with inset stainless steel sink and drainer. Plumbing/space for washing machine. Fitted cupboards. Door to rear access and garden.

#### **SHOWER ROOM/W.C.**

Comprising shower enclosure, low level W.C. and white vanity cupboard with inset washbasin.

#### **ANNEXE BEDROOM.** 13' 10" x 8' 5" (4.21m x 2.56m)

Double glazed window. Radiator.

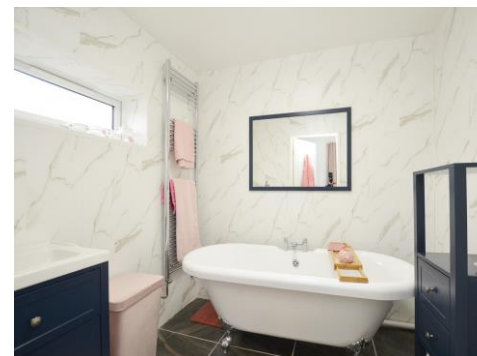
#### **OUTSIDE.**

Corner plot part landscaped gardens with two driveways, (one with electric gates) offering lots of parking space. The gardens have various seating areas, flower beds and feature palm.

#### **ATTACHED GARDEN STORE** 14' 11" x 8' 9" (4.54m x 2.66m)

#### **COUNCIL TAX BAND: D**

#### **ENERGY RATING: D**



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.

Ref B001817 Written by: R.C



## Sanders Road, Brixham, TO5 8PL



LAYOUT GUIDE ONLY – NOT TO SCALE



Deceptive at first glance and rarely available, this 5/6 bedroom **BUNGALOW** offers a huge amount of space and versatility and is currently arranged as 4 bedroom/2 reception room bungalow with **DISABILITY/MOBILITY ACCESS AND FACILITIES** with an additional, self contained one bedroom **ANNEXE**.

The bungalow is all on one level and includes super, modern fitted kitchen, family wet room, principal bedroom with en-suite and gorgeous roll top bath, yoga studio or office for home working and utility room. LED lighting is installed along with 'smart' controlled gas fired central heating. Internal viewing is advised to appreciate the size and flexibility of the property. The large corner plot gardens are enclosed and partially landscaped for ease of maintenance and there are two driveways (one with electric gated entrance) providing lots of parking space. There is also a useful attached workshop with power points.

Sanders Road is located on the very popular Furzeham side of Brixham, local shops and facilities are within easy reach a level walk away including local pub, small supermarket, hair salon, newsagents and sub post office. A regular bus service runs along North Boundary Road into the town center giving access to the bustling harbour and pretty marina. The South West coastal footpath is also easily accessible for access to picturesque beaches and coves. Churston Golf Club and the Paignton to Kingswear steam railway at Churston Station are also close-by.

## Offers in Excess of £599,995 Freehold