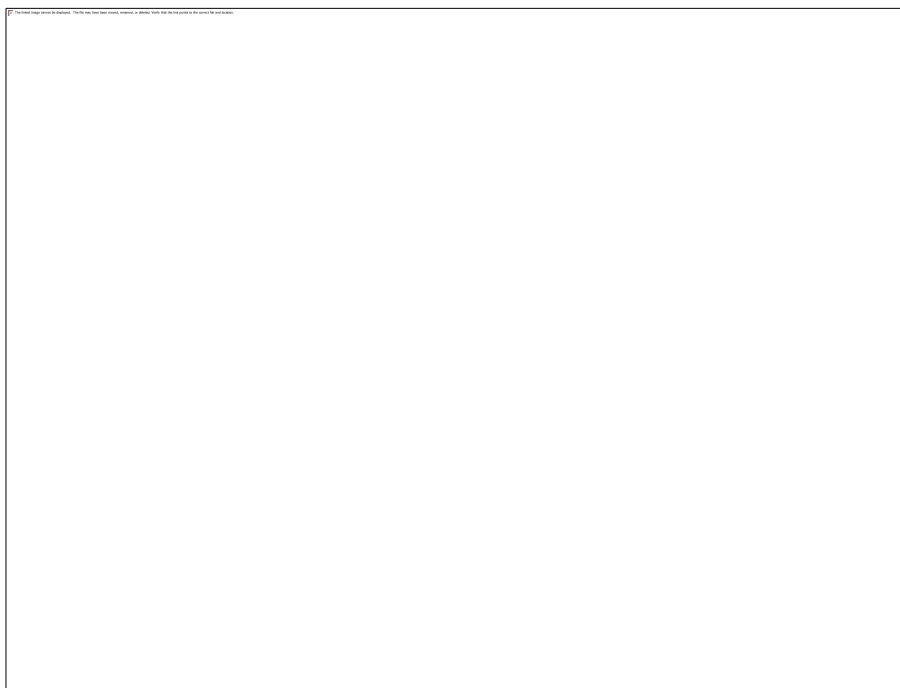


Knick Knack Lane, Brixham, TQ5 9LW



Nestled just off Knick Knack Lane, this delightful **TWO BEDROOM DETACHED BUNGALOW** is ready to move into. Knick Knack Lane itself is roughly a mile away from Brixham's town and harbour, a local shop is within walking distance at St Mary's Square. As you enter the property you are welcomed by the long entrance hall, the bright lounge with central fire place is to the left, whilst the second bedroom / dining room is to the right along with the fully tiled bathroom with shower over bath. The spacious principal bedroom is to the rear with views into the back garden, whilst the stunning, modern fitted kitchen with integrated appliances, solid oak worktops and a range style cooker is to the back of the property. The surrounding gardens are beautifully presented with pedestrian access from Knick Knack Lane and driveway parking accessed from Mayflower Drive. The property also comes with the added benefit of a timber chalet with power and lighting currently used as additional family holiday accommodation.

£295,000 Freehold

ENTRANCE HALL

Upvc front door. Tiled floor. Radiator.

LOUNGE 12' 1" x 10' 10" (3.68m x 3.30m)

Window to front. Central fire place with slate hearth and wooden mantel. Radiator. Wood effect laminate flooring.

KITCHEN 10' 3" x 9' 8" @ largest (3.12m x 2.94m)

Double aspect room. Shaker style wall and base units with solid oak worktops. Tiled splash backs. Integrated fridge freezer and further integrated under counter freezer. Cuisine Master Range style cooker with cooker hood over. Tiled floor. Plinth heater. Open to:

UTILITY AREA 5' 9" x 5' 1" (1.75m x 1.55m)

Matching shaker style wall and base units with solid oak worktops and tiled splash backs. Inset one and a quarter bowl white ceramic sink with drainer. Integrated washing machine and dish washer. Open to:

REAR PORCH

Upvc door to rear garden. Windows to side.

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

Double room with window overlooking the garden. Radiator.

BEDROOM 2 6' 10" x 6' 7" (2.08m x 2.01m)

Window to front. Radiator. Currently used as dining room.

BATHROOM 5' 11" x 5' 6" (1.80m x 1.68m)

Bath with shower over and glass shower screen. Close coupled W.C. Pedestal basin. Heated towel rail. Window to side. Fully tiled walls and floor.

OUTSIDE

FRONT GARDEN

Steps leading up from Knick Knack lane. Beautifully landscaped garden with central lawn, boarder flower beds, raised seating area. Access both side of property. Raised deck area to side of property creating a seating spot.

BACK GARDEN

Further lawn area with flower beds. Driveway parking accessed via Mayflower Drive.

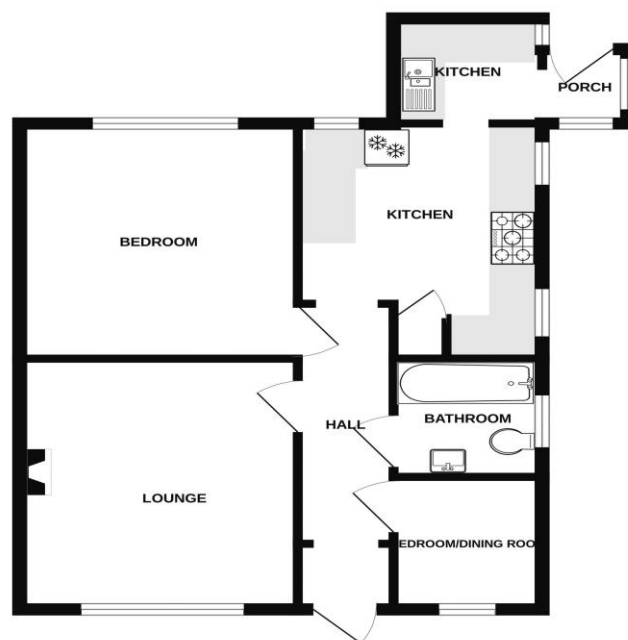
TIMBER SUMMERHOUSE / OUTBUILDING

Currently used as further accommodation for visiting family members. Power and lighting.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

GROUND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Ref B001768 Written by: Bill Bye