

Washbourne Close, Brixham, TQ5 9TG



A well presented, two bedroom **DETACHED BUNGALOW** situated in this sought after level location just off Wall Park Road yet within walking distance of the town, harbour and marina via the link to Heath Road at the lower end of the close. Berry Head Country Park with its spectacular coastal scenery and access to the coastal path is only a short distance away.

The bungalow is deceptively spacious and well proportioned throughout, a generous lounge/dining room has access via patio doors to the garden and the superb, modern fully fitted kitchen benefits from integral appliances. Both of the double bedrooms (one with fitted wardrobes) have en-suite shower rooms, one of which also serves as a cloakroom and laundry space.

The garden itself is laid for easy maintenance with extensive use of paving and decorative chippings complimented by shrubs and hedging only requiring an annual trim. There is gas fired central heating and double glazing. Internal viewing is highly recommended.

£499,950 Freehold

ENTRANCE LOBBY.

Composite entrance door. Cloaks cupboard. Inner door to:

ENTRANCE HALL.

Shelved storage cupboard. Loft access hatch with pull down ladder. Doors to:

LOUNGE/DINING ROOM. 18' 5" x 17' 0" (5.61m x 5.18m) overall max dimensions.

A spacious triple aspect room with double glazed windows and patio doors opening onto the garden. The windows and patio doors have been fitted with attractive, white plantation shutters. Focal point fireplace with fitted gas fire. Wood effect flooring. Radiators.

KITCHEN/BREAKFAST ROOM. 9' 3" x 9' 3"

(2.82m x 2.82m) A super, modern and contemporary fitted kitchen, having a good range of soft cream finished wall and base units. Marble effect working surfaces with inset sink and drainer. Smart contrasting tiled surrounds. Built in Neff double oven/grill with AEG halogen hob and cooker hood over. Integral fridge/freezer and dishwasher. Double glazed window to front with white plantation shutters.

BEDROOM 1. 11' 8" x 9' 10"

(3.55m x 2.99m)

Fitted wardrobes to one wall giving a huge amount of wardrobe space. Double glazed window to rear again with fitted plantation shutters. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C. 6' 4" x 6' 0"

(1.93m x 1.83m)

Comprising large walk in shower with rainfall shower head and hand-held attachment, white bathroom vanity unit with concealed flush w.c. and inset washbasin. Heated towel rail. Double glazed window. Extractor fan.

BEDROOM 2. 12' 4" x 10' 6"

(3.76m x 3.20m)

Double glazed window to front with sea glimpse towards Torquay again with fitted plantation shutters. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

A Jack 'n' Jill shower/laundry room with door also connecting to the entrance hall. Comprising: Shower enclosure with fitted shower and glass entry door. White bathroom vanity unit with inset washbasin and concealed flush W.C. Heated towel rail. Laundry area with space/plumbing for washing machine and shelf over with space for a tumble dryer.

OUTSIDE.

Block paved additional parking area to the front and driveway leading to:

ATTACHED GARAGE. 16' 8" x 9' 5" (5.08m x 2.87m)

Electrically operated roller door to front. Rear personal door to the rear garden. Wall mounted Baxi combination boiler (Installed 2021). Eaves storage. Light and power points.

GARDEN.

The garden to the front of the bungalow is finished with attractive block paving together with various shrubs. Gates to both sides of the bungalow give access to the level, landscaped garden to the side and rear of the bungalow. There are paved patio seating areas, rockery and astro turf for ease of maintenance.

SUMMERHOUSE & GARDEN SHED.

COUNCIL TAX BAND: D ENERGY RATING: C



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 B0001805 Written by: R.C