

## Copythorne Park, Brixham, TQ5 8PR



Occupying a level plot on the quiet Copythorne Park, just off North Boundary Road, this **TWO BEDROOM SEMI-DETACHED BUNGALOW** is roughly a mile from Brixham's town and harbour and within easy walking distance of the local shop on Cambridge Road. Longer strolls could lead you to the beautiful Fishcombe Cove or Churston Village in the opposite direction. The property itself benefits from an extended living area creating a large lounge / dining area with double opening French doors to the back garden. The modern fitted kitchen has also been extended providing a spacious room with breakfast bar. There is a shower room with large walk in shower, as well as a separate W.C and two good sized bedrooms, the principal room having built in wardrobes. Driveway parking for multiple cars is to the front of the property, whilst the rear garden makes the most of the Southerly aspect with a central lawn and seating area.

**£325,000 Freehold**

## ENTRANCE HALL

Upvc front door. Radiator. Store cupboard and separate airing cupboard. Loft hatch (boiler located in loft).

## LOUNGE

Half bay window to front. Central gas fire place with surround and mantle. Radiator. Open to:

## DINING AREA

Double opening French doors to back garden. Radiator.

## KITCHEN

Modern cream wall and base units with granite effect worktops. Inset ceramic sink. Bosch four ring induction hob with glass splash back and cooker hood over. Integrated Bosch double oven and grill. Washing machine, slimline dishwasher and fridge freezer available upon separate negotiation. Breakfast bar. Matching sideboard to stay. Upvc door and window to back garden.

## BEDROOM 1

Window to front. Built in mirror fronted wardrobes. Radiator.

## Bedroom 2

Window to rear. Radiator.

## SHOWER ROOM

Large walk in shower with rainfall shower head. Basin on gloss white vanity unit. Radiator. Window to side.

## SEPARATE W.C

Close coupled W.C Basin on vanity unit. Window to side.

## OUTSIDE

## BACK GARDEN

Sunny South facing garden with patio adjacent to property. Central lawn with border flower beds. Artificial grass seating area. Two garden sheds. Outside tap. Gated access to front.

## FRONT GARDEN

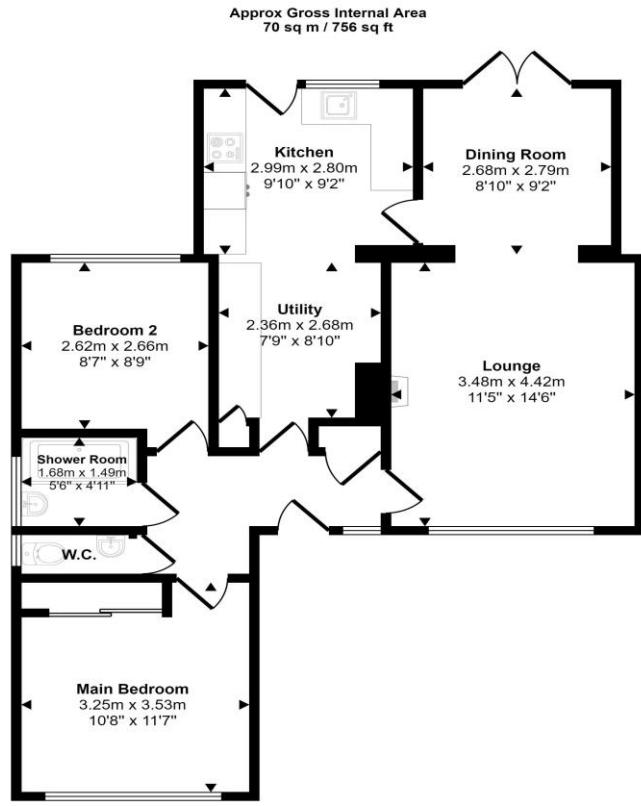
Driveway parking for multiple cars. Gravelled garden with mature shrubs creating a low maintenance area. Outside light. Gated access to back garden.

## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: C

## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 B001903 Written by: Bill Bye